MAP 8
DAVIDSON STREET
LOCKE RD
WALTON RD
QUARTERDECK LA
CIRCLE
12-31 0.231 Ac
12-16 0.275 Ac
12-12 2.47 Ac
12-12-1 1.041 Ac
11-11 0.321 Ac
11-10 0.343 Ac
11-7 0.437 Ac
12-30 0.271 Ac
12-17 0.23 Ac
11-6 0.398 Ac
11-9 0.592 Ac
12-29 0.29 Ac
12-18 0.244 Ac
12-21-A 1.10 Ac
12-22 0.364 Ac
11-5 281 Ac
11-8 0.264 Ac
12-28 0.231 Ac
12-19 0.273 Ac
11-4 0.288 Ac
12-27 0.243 Ac
12-23 0.382 Ac
12-3 2.73 Ac
11-3 0.27 Ac
11-2 0.316 Ac
12-26 0.241 Ac
12-24 0.25 Ac
12-20 0.269 Ac
12-21-B 0.77 Ac
12-25 0.319 Ac
8-10 0.67 Ac.S
9-1 0.295 Ac
9-15 0.294 Ac
9-16-PUMPST 0.056 Ac
9-2 0.314 Ac
9-5 0.646 Ac
9-6 0.542 Ac
8-9 1.2 Ac.S
9-4 0.465 Ac
9-16 0.248 Ac.C
9-3 0.324 Ac
8-8 0.372 Ac
9-13 0.262 Ac
9-17 0.26 Ac
9-7 0.25 Ac
8-7 0.416 Ac
9-8 0.454 Ac
9-12 0.38 Ac
9-18 0.3 Ac
8-6 0.777 Ac
03308
787
C29571
D2513
580
524
186
C15459
525
759
646
D37546
B15604
D34642
D29943

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COLDWELL BANKER REALTY

Recently Viewed Properties

115 Walton New Castle, NH 03854

$1,253,000

Sold | Closed | Single Family | **3** Beds | **1** Full Bath | **2** Partial Baths | **2,908** Sq. Ft. | **0.45** Acres | **2** Car Garage

New Castle Bos'n's Hill hidden gem! One owner for 53 + years. Stopped in time, this meticulously maintained high end mid century home has almost 2000 s.f. upstairs and over 1000+- finished sf in the lower level, which doubles as a separate apt. currently or you can transform it into more space for your single family home! Perched high on the hill, this castle in the clouds has a full house generator, two huge bedrooms on the upper level with plenty of closet space, front to back 34 ft. LR with sliders off to a private rear deck. Easy maintenance landscaping, 2 car garage under with plenty of room for guests in the circular driveway. Only a short walk to the elementary school, Beaches, Common, Wentworth By the Sea, Marinas, and quaint little village of New Castle. Low New Castle taxes. Ready for a quick closing.

Full Property Details for 115 Walton

General

Sold For: $1,253,000
Taxes: $6,032 (2021)
Status: Closed
Type: Single Family
MLS ID: 4876573
Added: 364 day(s) ago

Interior

Number of Rooms: 11
Interior Features: In-Law Suite, Kitchen/Dining, Laundry - Basement
Appliances: Dishwasher, Refrigerator, Stove - Electric
Flooring: Carpet, Marble, Tile

Heating & Cooling

Cooling Type: Wall AC Units
Heating Type: Baseboard
Heating Fuel: Oil
Water Heater: Separate

Rooms

BATHROOMS

Total Bathrooms: 3
Full Bathrooms: 1
3/4 Bathrooms: 1
Half Bathrooms: 1

Utilities

Sewer: 1000 Gallon, Septic
Water: Public

Structural Information

Architectural Style: Other

BEDROOMS

Total Bedrooms: 3
Primary Bedroom: 16.10 x 12.3, Level 1
Bedroom 1: 15.4 x 12.3, Level 1
Bedroom 2: 16.4 x 10.5, Basement
Bedroom 3: 15 x 15, Basement

OTHER ROOMS

Foyer/Entry: 18 x 6.4+8.8 x 6.8, Level 1
Living Room: 34.4 x 15.3, Level 1
Kitchen: Kitchen, 13.5 x 5.4, Basement
Eat In Kitchen: 18 x 10.5, Level 1
Dining Room: Dining Room, 13 x 13, Basement
Den: Den, 13.8 x 12, Level 1

Additional Information

Equipment: Central Vacuum, Generator - Standby

Exterior

Exterior Features: Deck, Porch - Covered, Shed, Window Screens, Windows - Double Pane
Color: brown

Parking

Garage: Yes
Attached garage: Yes
Garage Spaces: 2
Parking: Driveway, Garage, Parking Spaces 3 - 5
Garage Description: Under

Location

County: Rockingham
Subdivision: Bos'n's Hill
Driving Directions: From Rte 1 B or at the corner of Cranfield St and Portsmouth Ave across from the Maude H. Trefethen School, take Walton Rd to the top of the hill. On the corner of Mainmast and Walton Rd.

School Information

School District: New Castle
Elementary School: Maude H. Trefethen School
Middle School: Rye Junior High School
High School: Portsmouth High School

Construction Status: Existing
Construction: Wood Frame
Exterior Const.: Wood Siding
Basement Entrance: Interior
Basement Desc.: Finished, Full
Foundation Size: 51 x 34 irreg
Roof: Metal
Stories/Levels: 2
Square Feet: 2,908
Finished Total: 2,908 Sq. Ft.
Finished Above Grnd: 1,862 Sq. Ft.
Finished Below Grnd: 1,046 Sq. Ft.
Year Built: 1968

Lot Features

Lot Size (Acres): 0.45
Lot Size (Sq. Ft.): 19,602
Frontage: Yes Road Frontage
Frontage Feet: 153
Street/Road Desc.: Public
Driveway/Sidewalk: Paved
Zoning: Res
Lot Description: Corner, Landscaped, Sloping

Financial Considerations

Price Per Sq. Ft.: $671.32
Assessment Amount: $957,600
Tax Amount: $6,032.88
Tax Year: 2021

Disclosures and Reports

Documents Avail.: Deed, Tax Map
Surveyed: Yes
Lot Number: 8

Listed by RE/MAX Shoreline, Terri Golter
Sold by RE/MAX Shoreline, Terri. Golter

Listed by RE/MAX Shoreline, Terri Golter
Sold by RE/MAX Shoreline, Terri. Golter

Schools serving 115 Walton

School District:New Castle School District

RATING	NAME
GRADES	DISTANCE

NR	MAUDE H. TREFETHEN SCHOOL GRANFIELD STREET, NEW CASTLE, NH 03854	
K-6	0.2 mi	

Disclaimer: School ratings provided by GreatSchools. Ratings are on a scale of 1-10. Learn more about GreatSchools ratings. School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price & Sales History for 115 Walton

Date	Details	Price	Change	Source
9/17/2021	Sold	$1,253,000	0.24%	MLS
8/08/2021	Listed	$1,250,000	—	MLS

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

115 Walton, New Castle, NH 03854 (MLS# 4876573) is a Single Family property that was sold at $1,253,000 on September 17, 2021. Want to learn more about 115 Walton? Do you have questions about finding other Single Family real estate for sale in New Castle? You can browse all New Castle real estate or contact a Coldwell Banker agent to request more information.

Map by NH GRANIT

Legend

Parcels - polygons
- Parcel Polygons
- Attributes for Additional Lines

Soil Series

Map Scale

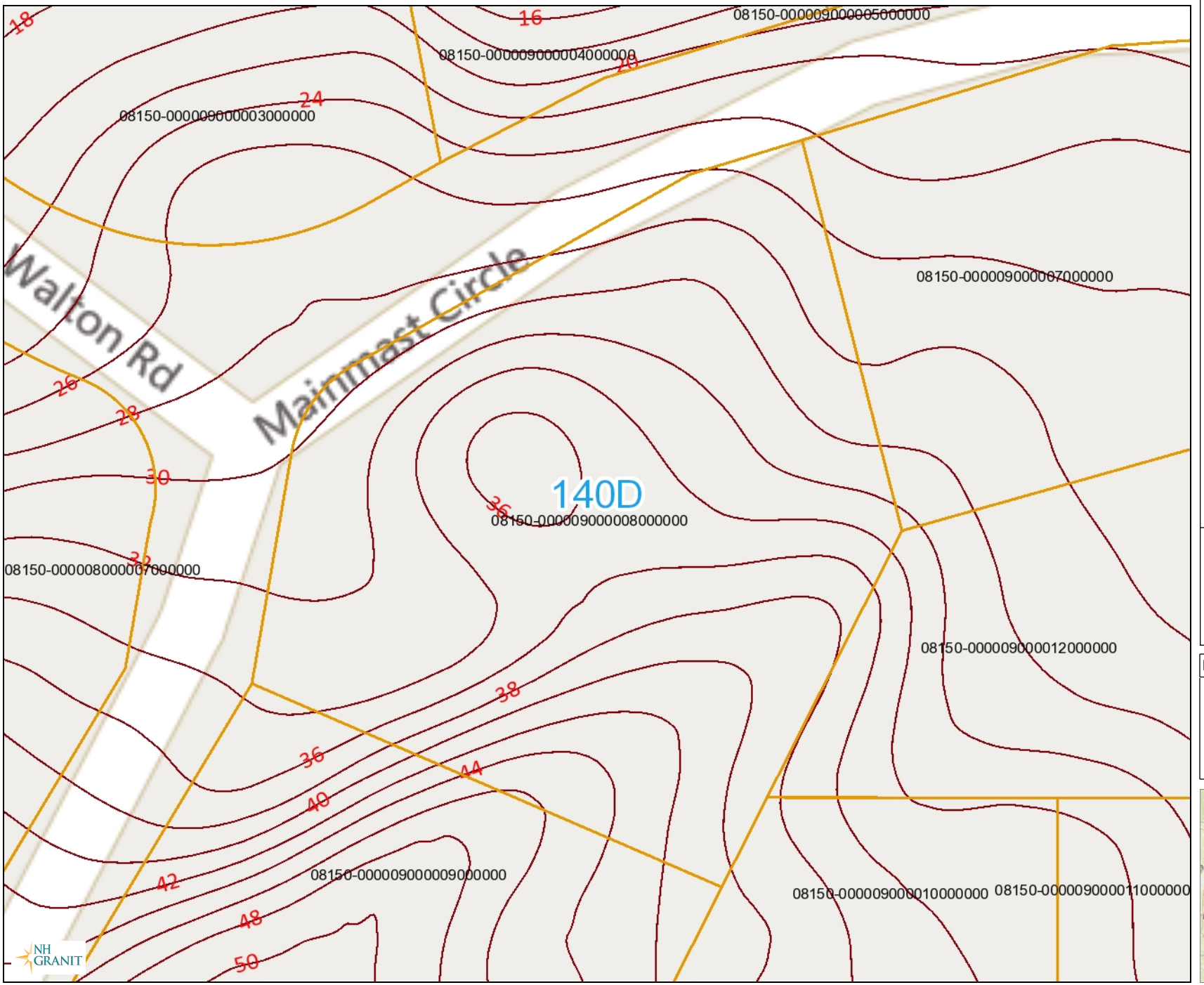
1: 406

© NH GRANIT, www.granit.unh.edu

Map Generated: 8/7/2022

Notes

Map by NH GRANIT



Legend

Parcels - polygons
- Parcel Polygons
- Attributes for Additional Lines

Soil Series

Map Scale

1: 406

© NH GRANIT, www.granit.unh.edu

Map Generated: 8/7/2022

Notes

CONNECT 1.25" LPS SEWER TO 6" DUCTILE IRON FORCE MAIN (HOT TAP) INV = 86.0± (6'± COVER)
EXISTING 6' DUCTILE IRON FORCE MAIN
MAINMAST CIRCLE
LATER ASSEMBLY (SEE DETAILS)
1.25" LPS SEWER SERVICE (4 FT MIN COVER)
INSTALL E-1 GRINDER PUMP STATION-DH071 4" INV IN = 92.0± COVER = 96.85± (SEE DETAILS)
CONNECT TO EXISTING 4" GRAVITY SEWER AT HOUSE. INSTALL CLEANOUT. INSTALL TWO 45° BENDS. EXTEND TO E-ONE PUMP STATION. 4" INV OUT = 93.7± (VIF)
EXISTNG AIR RELEASE MH
DISTRIBUTOR BOX AND LEACH FIELD (BASED ON RECORD PLANS)
EXISTING SEPTIC TANK (1000 GAL) INV. IN= 93.4± TO BE ABANDONED (SEE NOTES)
BENCHMARK WINDOW SILL (ELEVATION 100.0)
EXISTING GRAVEL DRIVEWAY
WALTON ROAD
APPROXIMATE PROPERTY LINE
90.11
90.44
95.36
96.09
97.8
100
10'±
32'±
60'±
42'±
10'-8"±
9'-6"±
46'±

SEPTIC ABANDONMENT

SEPTIC SYSTEM SHALL BE ABANDONED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO:

1) *CONTRACTOR SHALL PUMP EXISTING SEPTIC TANK AND DISTRIBUTION BOX.*
2) *TANK AND BOX BOTTOMS SHALL BE PULVERIZED.*
3) *TOP OF TANK AND BOX SHALL BE BROKEN TO TWO (2) FEET MINIMUM BELOW GROUND.*
4) *TANK AND BOX SHALL BE BACK FILLED WITH SAND TO TWO FEET BELOW GROUND.*
5) *LEACH FIELD PIPES CAN BE ABANDONED IN-PLACE*

UTILITY NOTES

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
2. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION
3. ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS ON TOWN ROADS SHALL BE COORDINATED WITH THE TOWN OF NEW CASTLE DPW.
4. ALL SEWER INSTALLATIONS AND SERVICE CONNECTIONS SHALL CONFORM TO PORTSMOUTH WATER AND SEWER DEPARTMENT STANDARDS.
5. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL PERMIT CONDITIONS AND REQUIREMENTS.
6. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
7. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ARCHITECT.
8. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
9. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

P5295

ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335

ISSUED FOR: CONNECTION PERMIT

ISSUE DATE: MAY 31, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	MBS	04/22/22
1	PERMIT APPLICATION	MBS	05/31/22

DRAWN BY: MBS
APPROVED BY: CDB
DRAWING FILE: 5295-SITE.DWG

SCALE: 22"x34" 1" = 10'
11"x17" 1" = 20'

OWNER/APPLICANT:

LUCAS MICHELIN
115 WALTON ROAD
NEWCASTLE, NH

PROJECT:

115 WALTON ROAD
SEWER CONNECTION

TAX MAP 09
LOT 08
WALTON ROAD
NEWCASLTE, NH

TITLE:

SITE PLAN

SHEET NUMBER:

C-1

LEGEND:

MAP 137 LOT 11	ASSESSORS MAP AND LOT NUMBER
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
BK.# PG.#	BOOK / PAGE
CGSPKS	COTTON GIN SPIKE SET
CHB	CHORD BEARING
CHL	CHORD LENGTH
DHS	DRILL HOLE SET
EP	EDGE OF PAVEMENT
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
L	LENGTH
MGNLS	MAGNETIC NAIL SET
N/F	NOW OR FORMERLY
R	RADIUS
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
Δ	CENTRAL ANGLE
○	IRON PIPE/ROD FOUND
●	IRON ROD TO BE SET
-x-x-x-x-x-	STOCKADE FENCE
———	BOUNDARY LINE
——— ——— ———	PREVIOUS EASEMENT LINE
- - - - - - -	AMENDED EASEMENT LINE

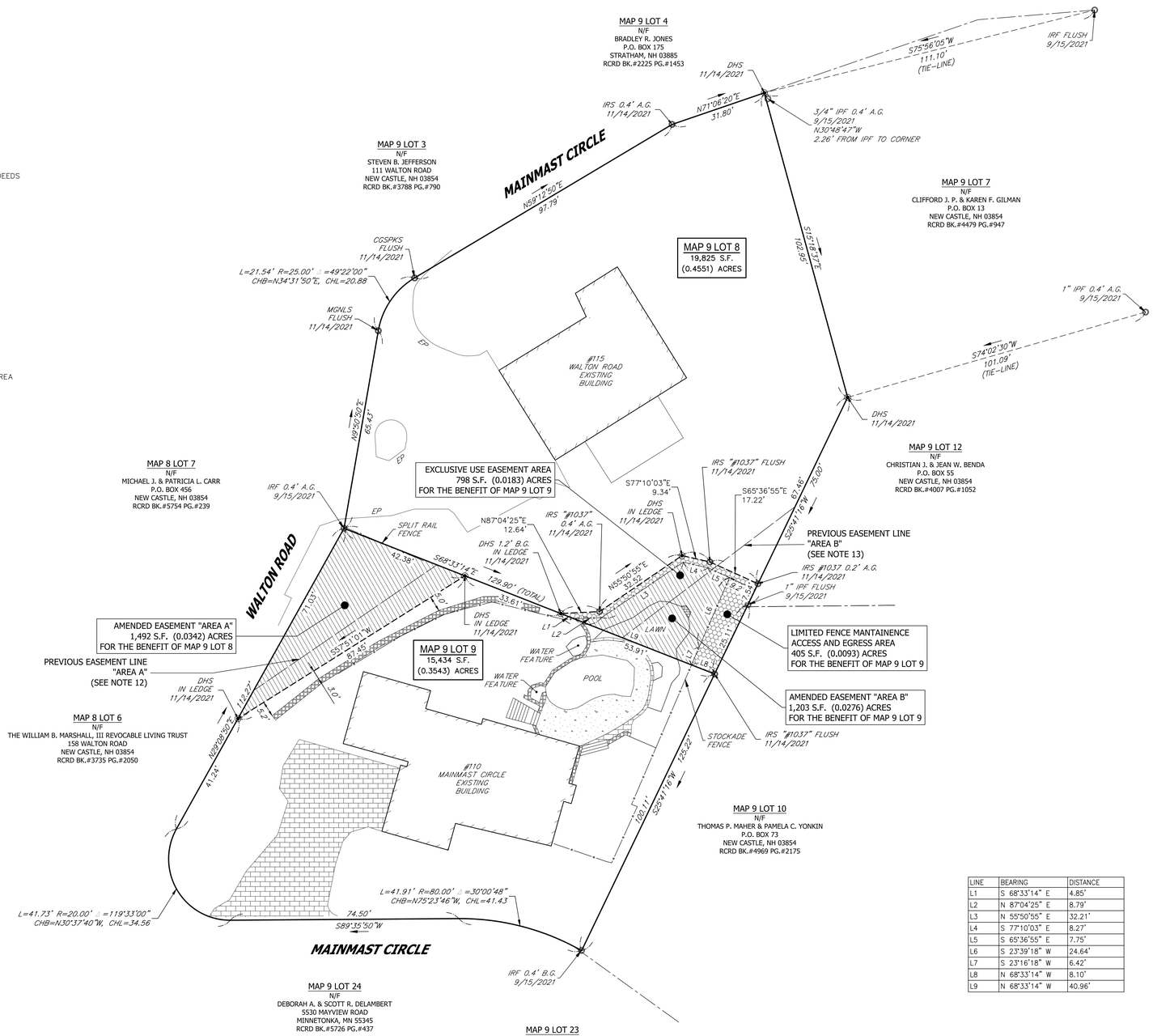
CONCRETE

PAVER WALK

STONE RETAINING WALL

PROPOSED EXCLUSIVE USE EASEMENT AREA

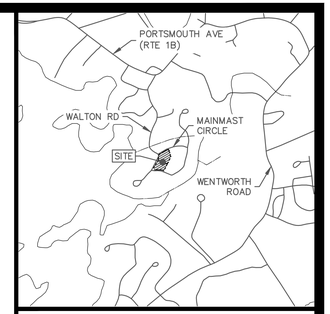
PROPOSED LIMITED FENCE MAINTENANCE ACCESS AND EGRESS AREA



LINE	BEARING	DISTANCE
L1	S 68°33'14" E	4.85'
L2	N 87°04'25" E	8.79'
L3	N 55°50'55" E	32.21'
L4	S 77°10'03" E	8.27'
L5	S 65°36'55" E	7.75'
L6	S 23°39'18" W	24.64'
L7	S 23°16'18" W	6.42'
L8	N 68°33'14" W	8.10'
L9	N 68°33'14" W	40.96'

20 10 0 20

Graphic Scale in Feet



LOCATION PLAN

NOTES:

1. THE PARCELS ARE LOCATED IN THE RESIDENTIAL (R–1) ZONING DISTRICT.
2. THE PARCELS ARE SHOWN ON THE TOWN OF NEW CASTLE ASSESSOR'S MAP 9 AS LOTS 8 & 9.
3. THE PARCELS ARE LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 278 OF 681, MAP NUMBER 33015C0278F, MAP REVISED JANUARY 29, 2021.
4. DIMENSIONAL REQUIREMENTS:

	REQUIRED:
MINIMUM LOT SIZE PER DWELLING UNIT:	20,000 S.F.
LOT FRONTAGE:	100'
LOT DEPTH:	N/A'
MINIMUM YARD DIMENSIONS:	
FRONT:	20'
SIDE:	15'
REAR:	15'
MAXIMUM STRUCTURE DIMENSIONS:	
BUILDING HEIGHT:	2.5 STORIES OR <32'
BUILDING AREA:	15%
MAXIMUM LOT COVERAGE:	2,000 S.F. OR 20% WHICHEVER IS GREATER

5. OWNERS OF RECORD:

MAP 9 LOT 8:	MAP 9 LOT 9:
LUCAS M. MICHELIN & KRISTA M. MICHELIN	THE COOK FAMILY REVOCABLE TRUST
P.O. BOX 534	P.O. BOX 801
NEW CASTLE, NH 03854	NEW CASTLE, NH 03854
RCRD BK.#6330 PG.#1058	RCRD BK.#5792 PG.#2903

6. PARCEL AREA:

MAP 9 LOT 8:	MAP 9 LOT 9:
19,825 S.F.	15,434 S.F.
(0.4551 ACRES)	(0.3543 ACRES)

7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. THE PURPOSE OF THIS PLAN IS TO REVISE EASEMENTS AFFECTING THE SUBJECT PARCELS AS SET FORTH IN THAT CERTAIN "EASEMENT PLAN" RECORDED IN THE RCRD AS PLAN # D–29943 (SEE PLAN REFERENCE 2), WHICH EASEMENTS ARE BEING MODIFIED HEREIN AND IN THAT CERTAIN "CONFIRMATORY AMENDMENT TO EASEMENTS" BETWEEN THE OWNERS BEING RECORDED HEREWITH IN THE RCRD. SEE RCRD BK.#6328 PG.#1713.
9. FIELD SURVEY COMPLETED BY TCE IN SEPTEMBER & NOVEMBER 2021 USING A LEICA TS–16, CARLSON SURV–PC DATA COLLECTION SOFTWARE AND A TOPCON HIPER–V GPS RECEIVER.
10. HORIZONTAL DATUM IS NAD83(2011)(APPROXIMATE) PER RTK GPS OBSERVATIONS.
11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
12. EXISTING EASEMENT AREA "A" ON MAP 9 LOT 9 FOR THE BENEFIT OF MAP 9 LOT 8 TO BE RELEASED (SEE RCRD BK.#3798 PG.#1603 & PLAN REFERENCE 2).
13. EXISTING EASEMENT AREA "B" ON MAP 9 LOT 8 FOR THE BENEFIT OF MAP 9 LOT 9 TO BE RELEASED (SEE RCRD BK.#3798 PG.#1603 & PLAN REFERENCE 2).
14. MAP 9 LOTS 8 & 9 ARE SUBJECT TO RESTRICTIONS AS DESCRIBED IN RCRD BK.#1924 PG.#54 & BK.#1864 PG.#42.
15. MAP 9 LOT 9 IS SUBJECT TO AND/OR HAS THE BENEFIT OF AN "EASEMENT AGREEMENT REGARDING SEWER MAIN" AS DESCRIBED IN RCRD BK.#6020 PG.#1967.

PLAN REFERENCES:

1. "PART OF BOS'NS' HILL NEW CASTLE, N.H." BY JOHN W. DURGIN CIVIL ENGINEERS, DATED AUGUST 1965 LAST REVISED AUGUST 1966. RCRD PLAN #759.
2. "EASEMENT PLAN TAX MAP 9 LOTS 8 & 9 (SUBDIVISION LOTS 40 & 41) FOR GARDO MACRELLI WALTON ROAD & MAINMAST CIRCLE NEW CASTLE, N.H. COUNTY OF ROCKINGHAM" BY AMBIT ENGINEERING, INC. DATED JUNE 2002 LAST REVISED JULY 3, 2002. RCRD PLAN #D–29943.

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN SEPTEMBER & NOVEMBER 2021. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

STATE OF NEW HAMPSHIRE — No. 844 — J. COREY COLWELL — LICENSED LAND SURVEYOR

SIGNATURE

LICENSED LAND SURVEYOR

2021-12-07
DATE

REV.	DATE	DESCRIPTION	DR	CK
1	12/6/2021	ADDED MONUMENTS SET	MVP	BMK

TAX MAP 9 LOTS 8 & 9

AMENDED EASEMENT PLAN

MICHELIN/COOK

110 MAINMAST CIRCLE & 115 WALTON ROAD

NEW CASTLE, NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

OWNED BY

LUCAS M. & KRISTA M. MICHELIN &
THE COOK FAMILY REVOCABLE TRUST

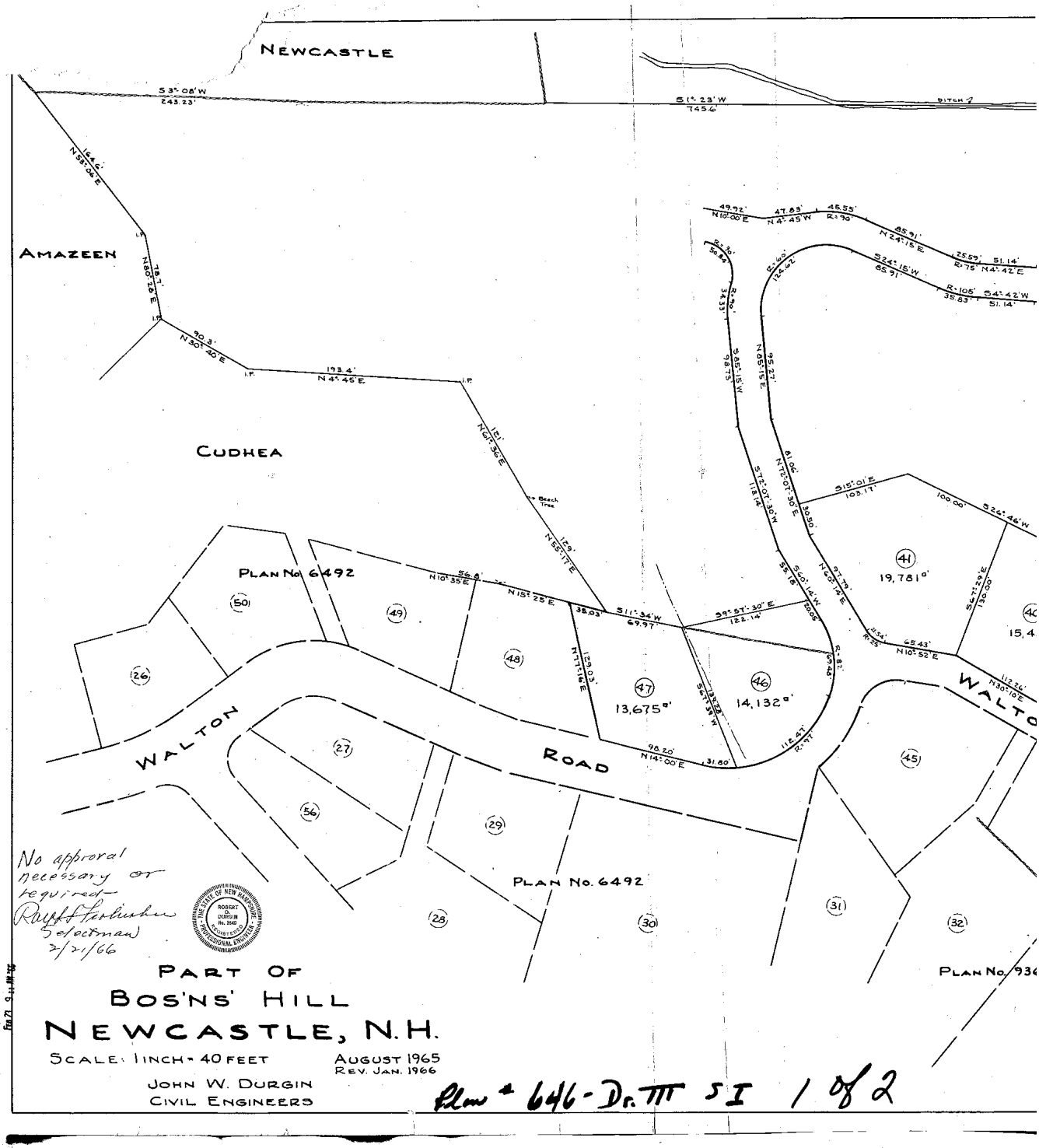
SCALE: 1" = 20' (22x34)
1" = 40' (11x17)

SEPTEMBER 29, 2021

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431–2222
Fax (603) 431–0910
www.tfmoran.com

FILE	DR	MVP	FB	557
47470-00	CK	BMK	CADFILE	

Dec 07, 2021 - 9:34am
F:\MSC Projects\47470 - Main Mast Circle & Walton Rd - New Castle\47470-00 - Cook - Main Mast Circle & Walton Rd\Carlson Survey\Dwgs\47470-00 Survey.dwg



No approval necessary or required
Ralph Hardinker
Selectman
2/21/66

THE STATE OF NEW HAMPSHIRE
ROBERT G. DURGIN No. 3140 REGISTERED PROFESSIONAL ENGINEER

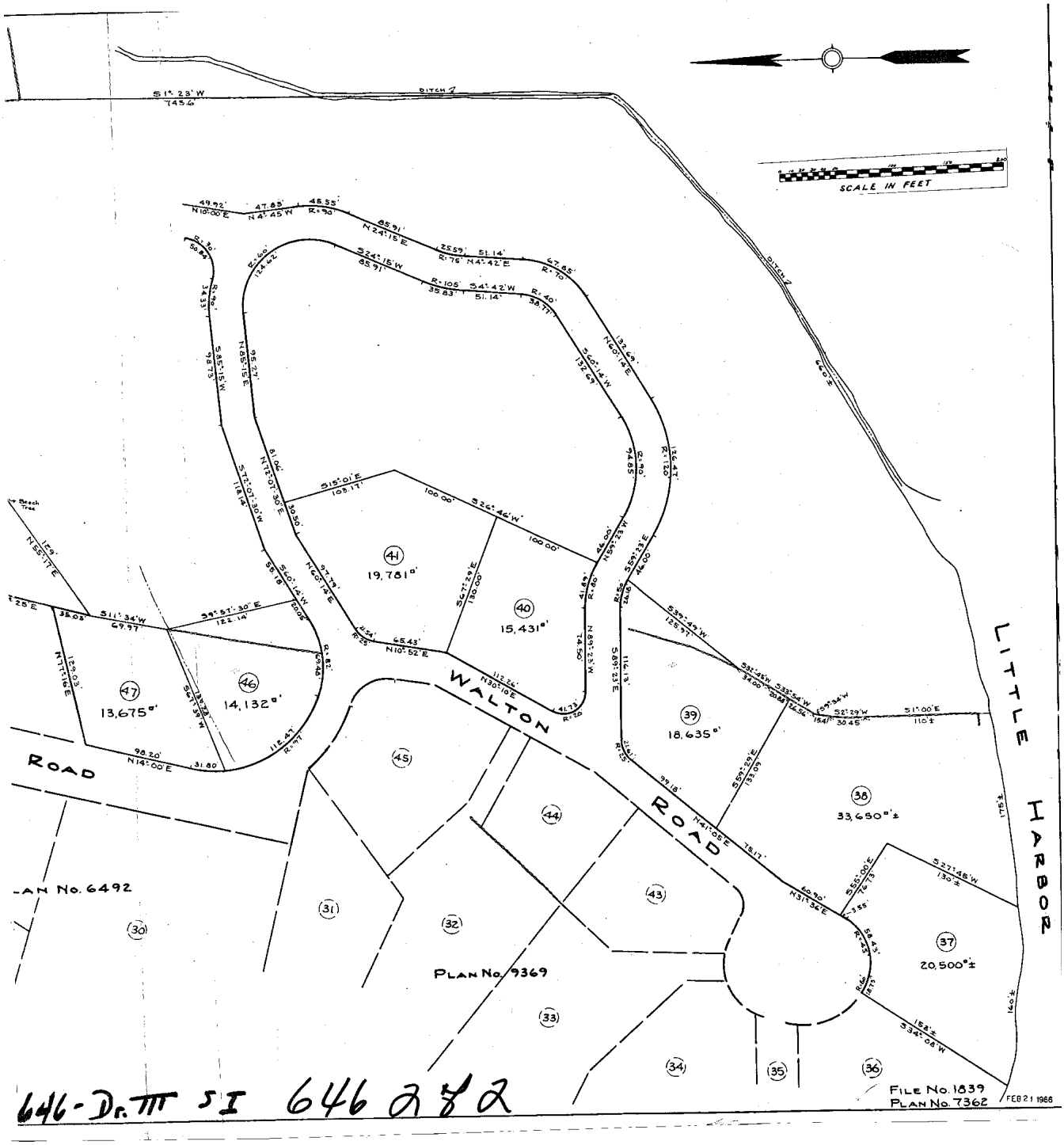
PART OF
BOSNS' HILL
NEWCASTLE, N.H.

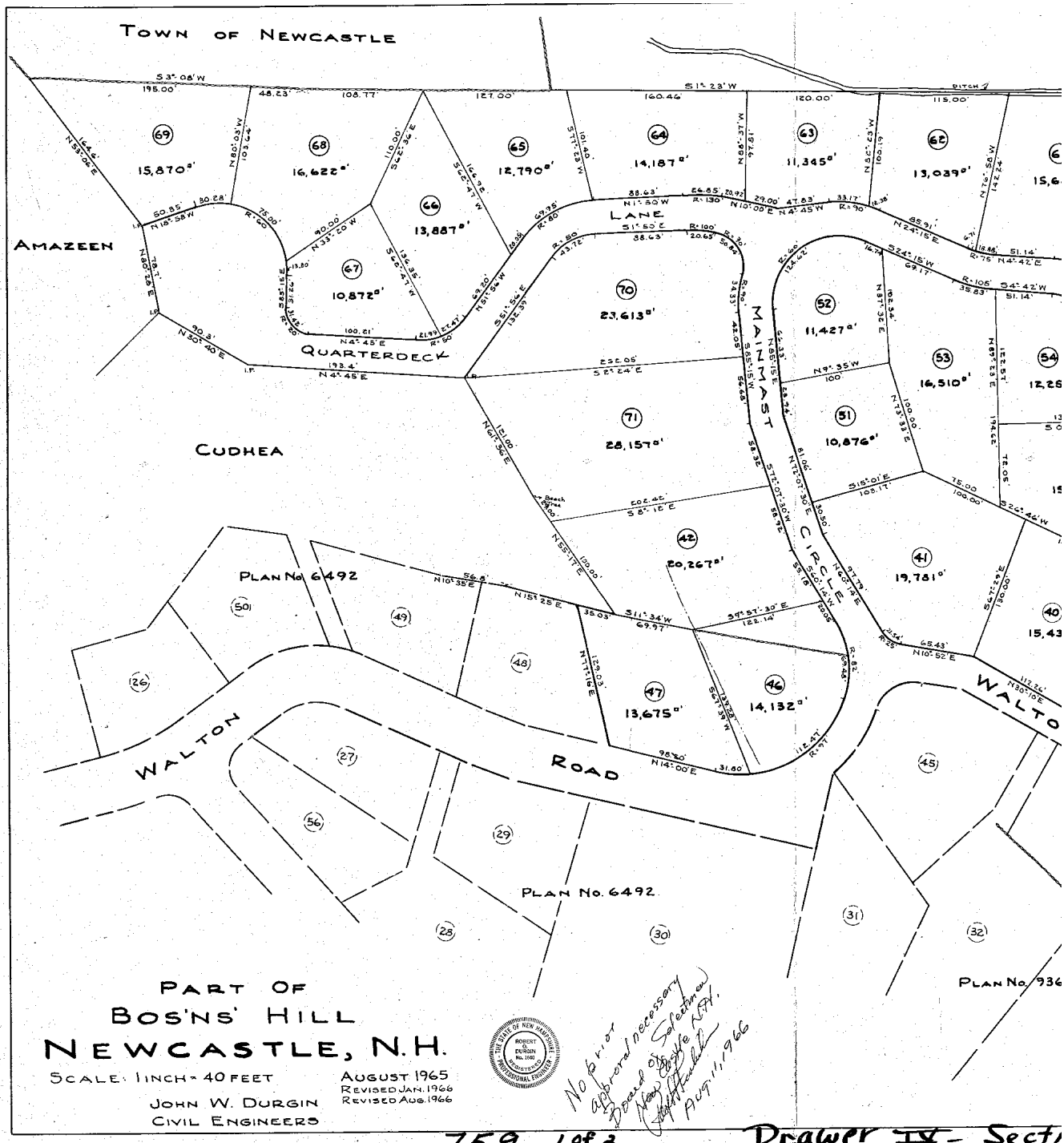
SCALE: 1 INCH = 40 FEET

AUGUST 1965
REV. JAN. 1966

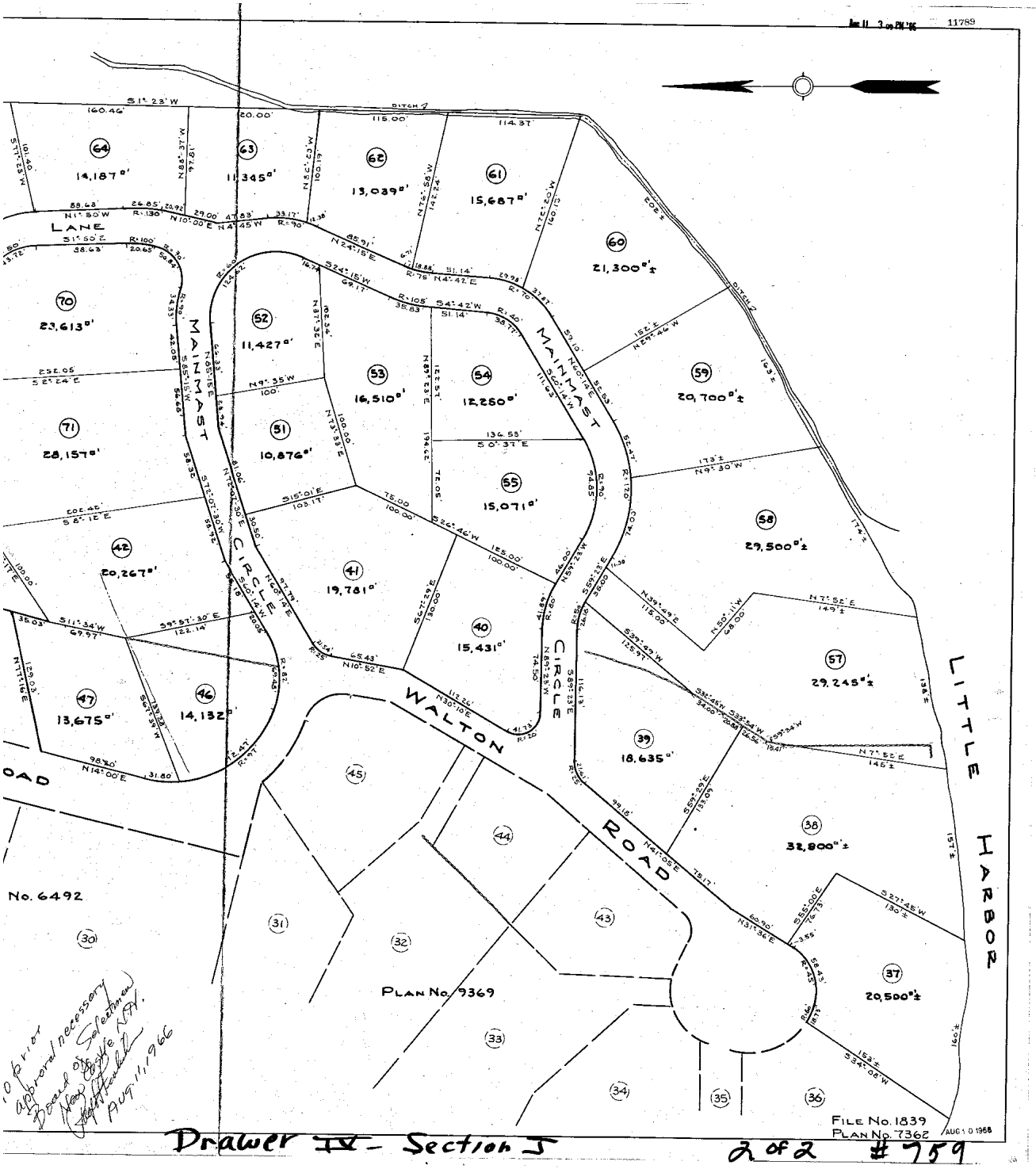
JOHN W. DURGIN
CIVIL ENGINEERS

Plan # 646 - Dr. III 51 1 of 2


SCALE IN FEET
DITCH
DITCH
S 1° 23' W
745.4
WALTON ROAD
WALTON ROAD
LITTLE HARBOR
PLAN No. 9369
PLAN No. 6492
41
19,781°
40
15,431°
47
13,675°
46
14,132°
39
18,635°
38
33,690°±
37
20,500°±
45
44
43
31
32
33
34
35
36
30
N 18° 00' E
49.92'
N 4° 45' W
47.83'
R=90'
45.55'
N 24° 15' E
85.91'
S 24° 15' W
85.91'
R=60'
124.62'
R=30'
50.24'
R=30'
34.53'
S 85° 15' W
98.73'
N 85° 15' E
95.27'
N 22° 01' 30" E
81.06'
S 15° 01' E
105.17'
100.00'
S 26° 46' W
100.00'
S 12° 01' 30" W
118.14'
S 40° 14' W
98.78'
N 63° 14' E
97.79'
N 10° 52' E
65.43'
S 7° 29' E
130.00'
N 59° 23' W
46.00'
R=80'
41.89'
N 59° 23' E
46.00'
R=120'
126.47'
R=80'
94.05'
S 20° 14' W
132.69'
N 60° 14' E
132.69'
R=105'
35.83'
S 24° 15' W
51.14'
R=40'
38.77'
R=75'
51.14'
N 4° 42' E
R=70'
67.85'
R=60'
124.62'
S 24° 15' W
85.91'
N 24° 15' E
25.59'
R=75'
51.14'
N 4° 42' E
R=70'
67.85'
S 11° 34' W
69.97'
S 39° 57' 30" E
122.14'
N 11° 16' E
129.03'
S 64° 58' W
138.72'
N 14° 00' E
98.20'
31.80'
R=97'
112.47'
R=82'
69.46'
N 30° 10' E
112.24'
R=75'
41.73'
R=20'
N 69° 23' W
74.50'
S 69° 23' E
116.13'
R=25'
24.61'
S 39° 23' W
125.37'
S 21° 34' W
34.00'
S 32° 54' W
32.34'
S 59° 34' W
154.11'
S 32° 29' W
30.45'
S 51° 00' E
110'±
S 59° 26' E
133.09'
R=25'
24.61'
N 41° 05' E
78.17'
99.18'
S 55° 00' E
74.73'
S 27° 48' W
130'±
N 31° 52' E
60.90'
R=25'
58.43'
R=80'
58.73'
S 34° 08' W
158'±
175'±
140'±
646'
FILE No. 1839
PLAN No. 7362
FEB 21 1966
646-Dr. III SI 646282



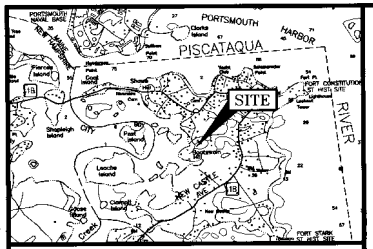
759 1 of 2 Drawer IV - Sect



Drawer II - Section J

2 of 2 #759

2002 JUL 10 AM 10:16 058158



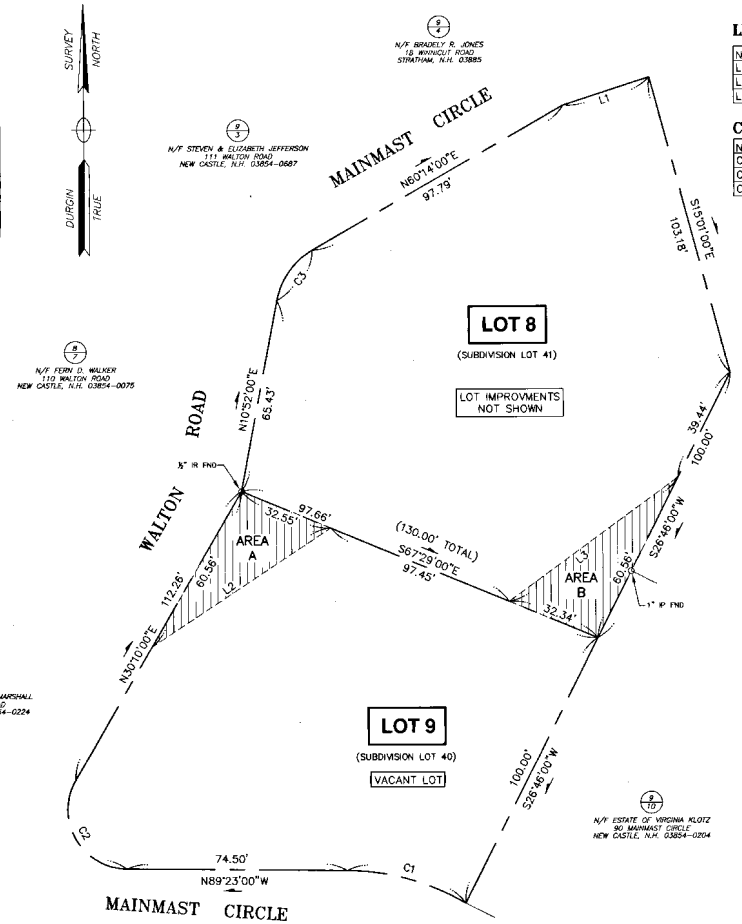
LOCATION MAP 1" = 2000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
(11/21)	MAP 11/LOT 21
○IR FND	IRON ROD FOUND
○IP FND	IRON PIPE FOUND
●IR SET	IRON ROD SET
◉DH FND	DRILL HOLE FOUND
●DH SET	DRILL HOLE SET
	EXPOSED LEDGE

PLAN REFERENCES:

1) "PART OF BOS'N'S HILL, NEW CASTLE, N.H.", SCALE: 1 IN. = 40 FT., AUGUST 1965 BY JOHN W. DURGIN, CIVIL ENGINEERS, REVISED JAN. 1966, & AUG. 1966. RCRD PLAN #759.



LENGTH TABLE

No.	Bearing	Distance
L1	N72°07'30"E	30.50'
L2	S56°35'56"W	72.46'
L3	N53°53'41"W	70.73'

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	30°00'48"	80.00	41.91	41.43	N74°22'36"W
C2	119°33'00"	20.00	41.73	34.56	N29°36'30"W
C3	49°22'00"	25.00	21.54	20.88	N35°33'00"E

PROPOSED EASEMENT AREAS:

AREA A: TO BENEFIT LOT 8, 977 S.F.
AREA B: TO BENEFIT LOT 9, 977 S.F.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOHN R. CHAGNON, LLS #738 — DATE 7/3/02

STATE OF NEW HAMPSHIRE — No. 738 JOHN R. CHAGNON — LICENSED LAND SURVEYOR — SIGNATURE

GRAPHIC SCALE
1" = 20'
20 15 10 5 0 10 20 30 40 50 60 70 80 FEET
6 4 2 0 5 10 15 20 25 METERS

D-29943

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
601 Islington Street - Suite 31
Portsmouth, N.H. 03801-4255
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCELS ARE SHOWN ON THE TOWN OF NEW CASTLE ASSESSOR'S MAP 9 AS LOTS 8 & 9.

2) OWNER OF RECORD:
GARDO MACRELLI
9 WALTON ROAD
NEW CASTLE, N.H. 03854-0354
2369/320 & 1864/42

3) PARCELS ARE NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 330135 0001 B, AUGUST 5, 1986.

4) EXISTING LOT AREAS
LOT 8:
19,782
0.4541 ACRES
LOT 9:
15,432 S.F.
0.3543 ACRES

5) PARCELS ARE LOCATED IN RESIDENTIAL DISTRICT.

6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 20,000 S.F.
FRONTAGE: 100 FEET
SETBACKS: FRONT - 20 FEET
SIDE - 10 FEET
REAR - 10 FEET

7) THE PURPOSE OF THIS PLAN IS TO SHOW EASEMENTS (AREA A & AREA B) ON LOTS 8 & 9 OF TAX MAP 9.

NO.	DESCRIPTION	DATE
1	ISSUED FOR RECORDING	7/3/02
0	ISSUED FOR COMMENT	6/21/02

REVISIONS

EASEMENT PLAN
TAX MAP 9 LOTS 8 & 9
(SUBDIVISION LOTS 40 & 41)
FOR
GARDO MACRELLI
WALTON ROAD &
MAINMAST CIRCLE
NEW CASTLE, N.H.
COUNTY OF ROCKINGHAM

SCALE: 1" = 20' JUNE 2002

FB 126 PG 10 1146

1146ES01.DWG

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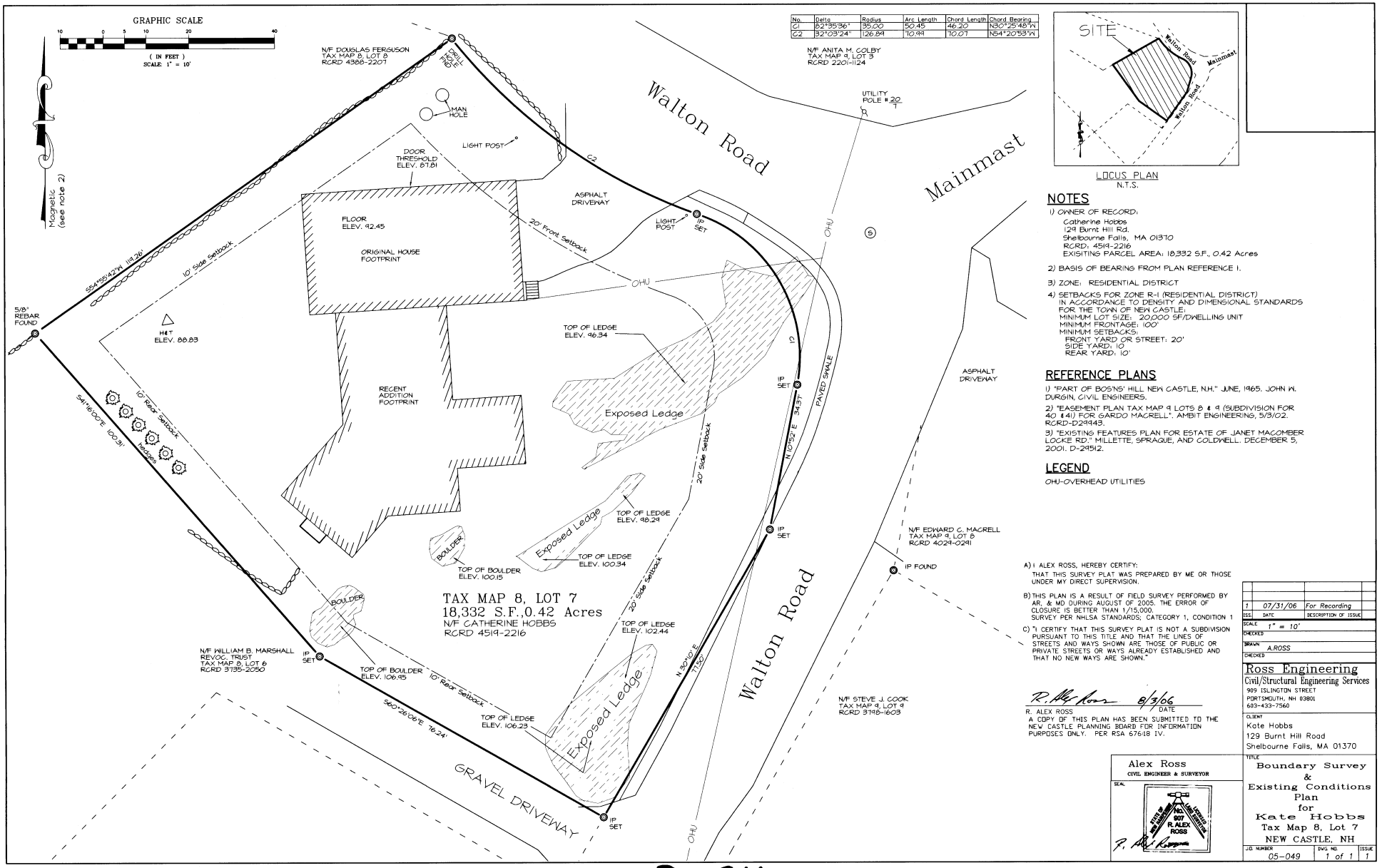


No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	82°35'36"	35.00	50.45	46.20	N30°29'46"W
C2	32°05'24"	126.89	70.99	70.07	N54°20'53"W

LOCUS PLAN
N.T.S.

NOTES

1) OWNER OF RECORD:
Catherine Hobbs
129 Burnt Hill Rd.
Shelbourne Falls, MA 01370
RCRD: 4519-2216
EXISITING PARCEL AREA: 18,332 S.F., 0.42 Acres

2) BASIS OF BEARING FROM PLAN REFERENCE 1.

3) ZONE: RESIDENTIAL DISTRICT

4) SETBACKS FOR ZONE R-1 (RESIDENTIAL DISTRICT)
IN ACCORDANCE TO DENSITY AND DIMENSIONAL STANDARDS FOR THE TOWN OF NEW CASTLE:
MINIMUM LOT SIZE: 20,000 SF/DWELLING UNIT
MINIMUM FRONTAGE: 100'
MINIMUM SETBACKS:
FRONT YARD OR STREET: 20'
SIDE YARD: 10'
REAR YARD: 10'

REFERENCE PLANS

1) "PART OF BOSNS' HILL NEW CASTLE, N.H." JUNE, 1965. JOHN W. DURGIN, CIVIL ENGINEERS.

2) "EASEMENT PLAN TAX MAP 9 LOTS 8 & 9 (SUBDIVISION FOR 40 & 41) FOR GIARDO MACRELL". AMBIT ENGINEERING, 5/3/02. RCRD-D29943.

3) "EXISTING FEATURES PLAN FOR ESTATE OF JANET MACOMBER LOCKE RD." MILLETTE, SPRAGUE, AND COLDWELL. DECEMBER 5, 2001. D-29512.

LEGEND

OHU-OVERHEAD UTILITIES

A) I ALEX ROSS, HEREBY CERTIFY:
THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

B) THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BY AR, & MD DURING AUGUST OF 2005. THE ERROR OF CLOSURE IS BETTER THAN 1/15,000.
SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1

C) "I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

R. Alex Ross 8/3/06
R. ALEX ROSS DATE
A COPY OF THIS PLAN HAS BEEN SUBMITTED TO THE NEW CASTLE PLANNING BOARD FOR INFORMATION PURPOSES ONLY. PER RSA 676:18 IV.

Alex Ross
CIVIL ENGINEER & SURVEYOR
SEAL
No. 807 R. ALEX ROSS LICENSED LAND SURVEYOR STATE OF NEW HAMPSHIRE
R. Alex Ross

ISS.	DATE	DESCRIPTION OF ISSUE
1	07/31/06	For Recording

SCALE 1" = 10'
CHECKED
DRAWN A.ROSS
CHECKED

Ross Engineering
Civil/Structural Engineering Services
909 ISLINGTON STREET
PORTSMOUTH, NH 03801
603-433-7560

CLIENT
Kate Hobbs
129 Burnt Hill Road
Shelbourne Falls, MA 01370

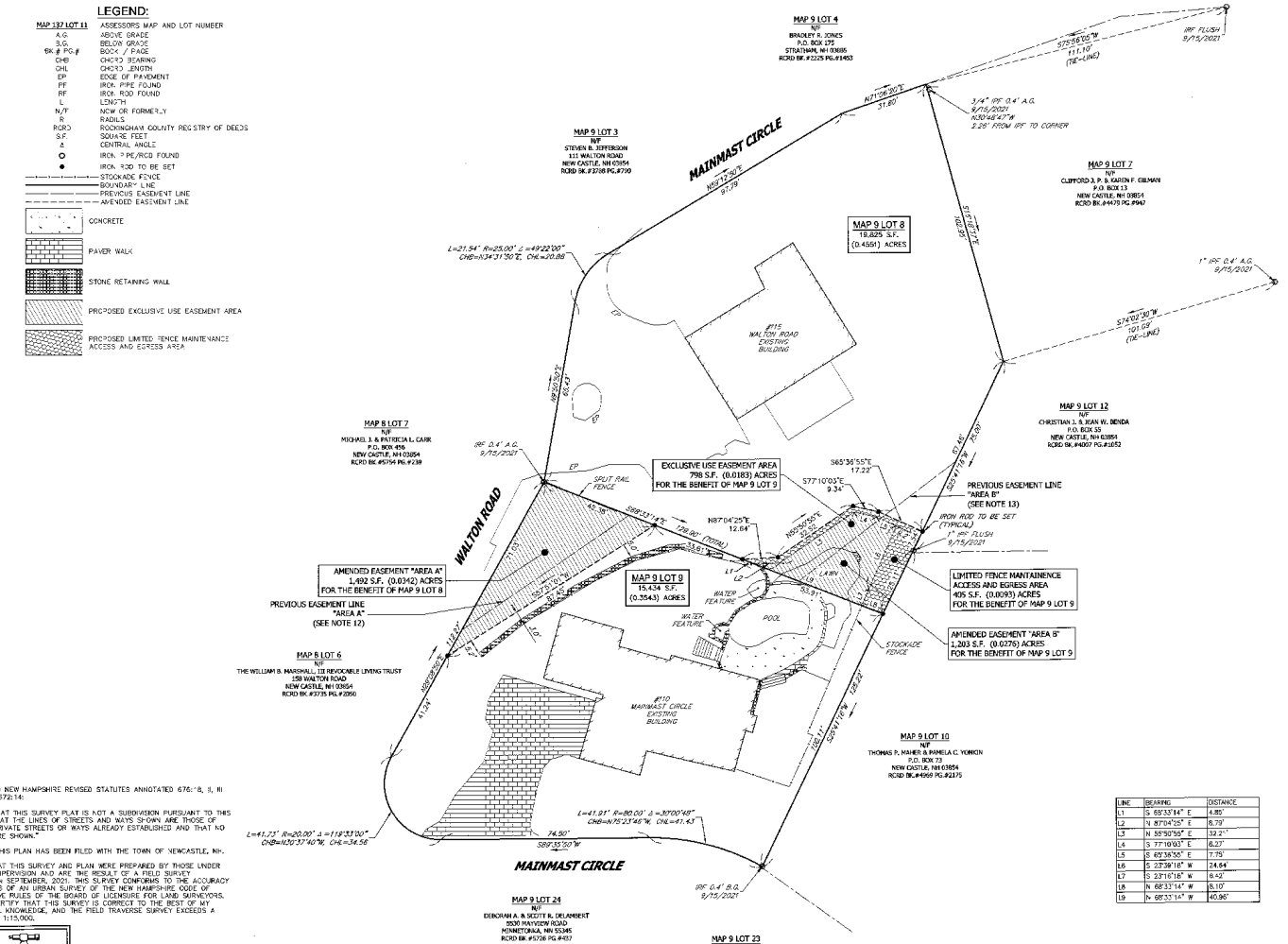
TITLE
Boundary Survey & Existing Conditions Plan for Kate Hobbs
Tax Map 8, Lot 7
NEW CASTLE, NH

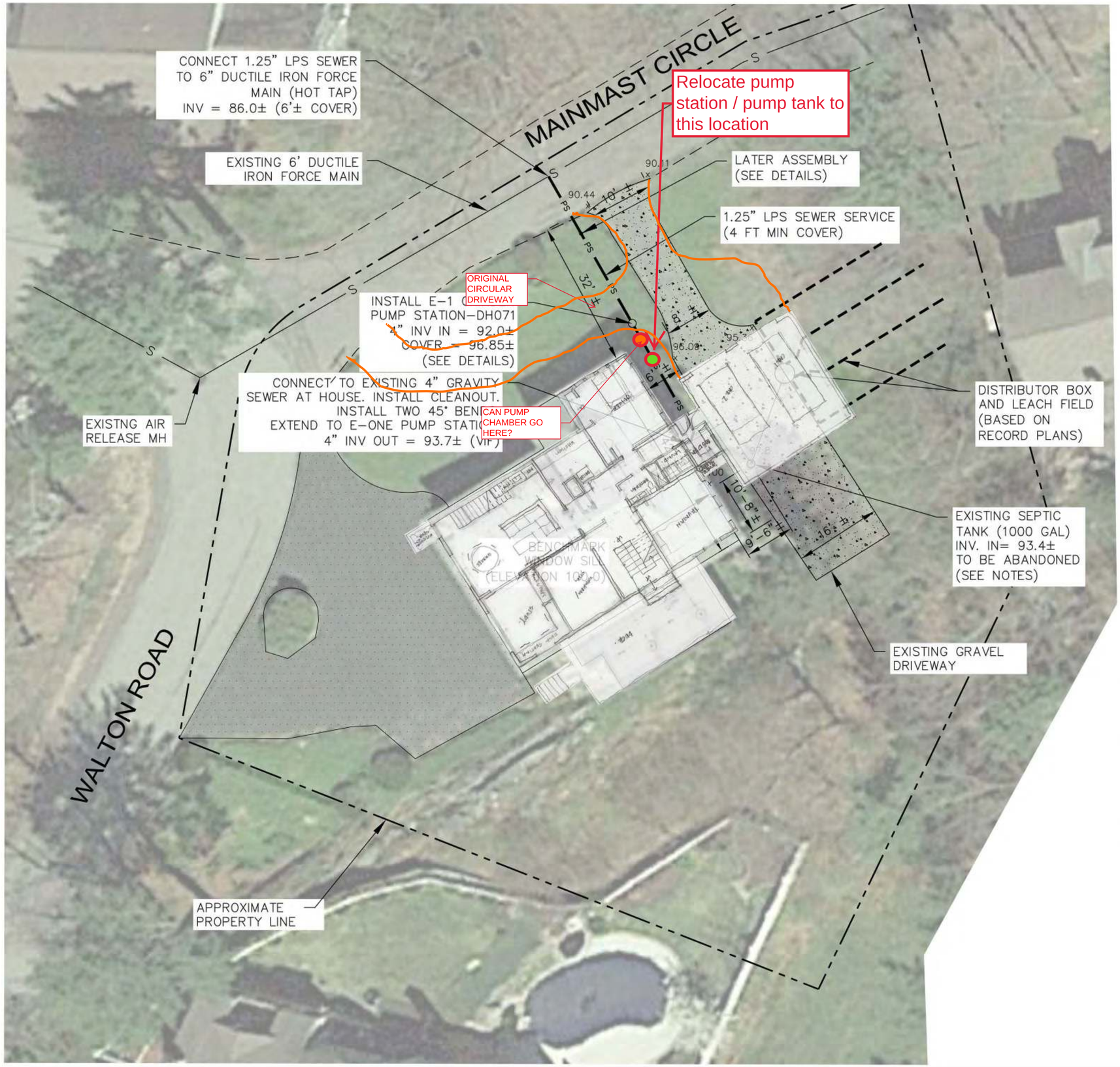
J.O. NUMBER	DWG. NO.	ISSUE
05-049	1 of 1	1

D-34042

Printed from Internet for on 10/19/2017

D - 43004
09/30/2021 02:15:58 PM
Register of Deeds, Rockingham County
PLAN
26.00


MAINMAST CIRCLE
WALTON ROAD
MAP 9 LOT 4
N/F
BRADLEY R. JONES
P.O. BOX 175
STRATHAM, NH 03885
RCRD BK.#2225 PG.#1453
MAP 9 LOT 3
N/F
STEVEN B. JEFFERSON
111 WALTON ROAD
NEW CASTLE, NH 03854
RCRD BK.#3788 PG.#700
MAP 9 LOT 7
N/F
CLIFFORD J. P. & KAREN F. GILMAN
P.O. BOX 13
NEW CASTLE, NH 03854
RCRD BK.#4478 PG.#947
MAP 9 LOT 8
18,825 S.F.
(0.4551) ACRES
#115
WALTON ROAD
EXISTING
BUILDING
MAP 8 LOT 7
N/F
MICHAEL J. & PATRICIA L. CARR
P.O. BOX 456
NEW CASTLE, NH 03854
RCRD BK.#5754 PG.#238
MAP 9 LOT 12
N/F
CHRISTIAN J. & JEAN W. BENDA
P.O. BOX 35
NEW CASTLE, NH 03854
RCRD BK.#4007 PG.#1652
EXCLUSIVE USE EASEMENT AREA
798 S.F. (0.0183) ACRES
FOR THE BENEFIT OF MAP 9 LOT 9
PREVIOUS EASEMENT LINE
"AREA B"
(SEE NOTE 13)
AMENDED EASEMENT "AREA A"
1,492 S.F. (0.0342) ACRES
FOR THE BENEFIT OF MAP 9 LOT 8
PREVIOUS EASEMENT LINE
"AREA A"
(SEE NOTE 12)
MAP 9 LOT 9
15,434 S.F.
(0.3543) ACRES
LIMITED FENCE MAINTAINENCE
ACCESS AND EGRESS AREA
405 S.F. (0.0093) ACRES
FOR THE BENEFIT OF MAP 9 LOT 9
AMENDED EASEMENT "AREA B"
1,203 S.F. (0.0276) ACRES
FOR THE BENEFIT OF MAP 9 LOT 9
MAP 8 LOT 6
N/F
THE WILLIAM B. MARSHALL, III REVOCABLE LIVING TRUST
159 WALTON ROAD
NEW CASTLE, NH 03854
RCRD BK. #3735 PG.#2060
#110
MAINMAST CIRCLE
EXISTING
BUILDING
MAP 9 LOT 10
N/F
THOMAS P. MAHER & PAMELA C. YOUNGN
P.O. BOX 73
NEW CASTLE, NH 03854
RCRD BK.#4568 PG.#2175
MAP 9 LOT 24
N/F
DEBORAH A. & SCOTT M. DELAMBERT
2530 MAYVIEW ROAD
MINNETONKA, MN 55345
RCRD BK. #5726 PG.#437
MAP 9 LOT 23
N/F
JOHN M. & MARION E. CLOUGH
P.O. BOX 725
NEW CASTLE, NH 03854
RCRD BK.#3299 PG.#1033
POOL
WATER FEATURE
STOCKADE FENCE
SPLIT RAIL FENCE
IRON ROD TO BE SET (TYPICAL)
1" IRF FLUSH 9/15/2021
3/4" IRF 0.4' A.G. 9/15/2021
N30°48'47"W 3.28' FROM IRF TO CORNER
1" IRF 0.4' A.G. 9/15/2021
IRF 0.4' A.G. 9/15/2021
IRF 0.4' B.Q. 9/15/2021
L=21.54' R=25.00' Δ=49°22'00" CHB=N34°31'50"E CHL=20.88
L=41.73' R=20.00' Δ=119°33'00" CHB=N32°37'40"W CHL=34.56
L=41.91' R=80.00' Δ=30°00'48" CHB=N75°27'45"W CHL=41.43
N87°04'25"E 12.64'
S65°36'55"E 17.22'
S77°10'05"E 9.34'
S89°33'14"E 298.90' (TYDNAL)
S89°33'50"W 74.50'
N71°08'30"E 51.80'
S75°56'05"W 117.10' (TIE-LINE)
S74°02'30"W 101.03' (TIE-LINE)
N89°17'30"E 91.19'
N89°20'30"E 65.43'
S05°47'16"W 75.80'
S05°47'16"W 122.22'
N05°50'05"E 45.15'
N05°50'05"E 45.15'
N89°33'14"W 45.38'
N89°33'14"W 118.64'
N89°20'30"E 41.04'
S89°33'50"W
S05°47'16"W
S05°47'16"W
S05°47'16


CONNECT 1.25" LPS SEWER TO 6" DUCTILE IRON FORCE MAIN (HOT TAP) INV = 86.0± (6'± COVER)
EXISTING 6' DUCTILE IRON FORCE MAIN
MAINMAST CIRCLE
Relocate pump station / pump tank to this location
LATER ASSEMBLY (SEE DETAILS)
1.25" LPS SEWER SERVICE (4 FT MIN COVER)
ORIGINAL CIRCULAR DRIVEWAY
INSTALL E-1 (PUMP STATION-DH071 4" INV IN = 92.0± COVER = 96.85± (SEE DETAILS)
CONNECT TO EXISTING 4" GRAVITY SEWER AT HOUSE. INSTALL CLEANOUT. INSTALL TWO 45° BEN EXTEND TO E-ONE PUMP STATI 4" INV OUT = 93.7± (VIF)
CAN PUMP CHAMBER GO HERE?
EXISTNG AIR RELEASE MH
DISTRIBUTOR BOX AND LEACH FIELD (BASED ON RECORD PLANS)
EXISTING SEPTIC TANK (1000 GAL) INV. IN= 93.4± TO BE ABANDONED (SEE NOTES)
BENCHMARK WINDOW SILL (ELEVATION 100.0)
EXISTING GRAVEL DRIVEWAY
WALTON ROAD
APPROXIMATE PROPERTY LINE

SEPTIC ABANDONMENT

SEPTIC SYSTEM SHALL BE ABANDONED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO:

1) CONTRACTOR SHALL PUMP EXISTING SEPTIC TANK AND DISTRIBUTION BOX.
2) TANK AND BOX BOTTOMS SHALL BE PULVERIZED.
3) TOP OF TANK AND BOX SHALL BE BROKEN TO TWO (2) FEET MINIMUM BELOW GROUND.
4) TANK AND BOX SHALL BE BACK FILLED WITH SAND TO TWO FEET BELOW GROUND.
5) LEACH FIELD PIPES CAN BE ABANDONED IN-PLACE

UTILITY NOTES

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
2. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION
3. ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS ON TOWN ROADS SHALL BE COORDINATED WITH THE TOWN OF NEW CASTLE DPW.
4. ALL SEWER INSTALLATIONS AND SERVICE CONNECTIONS SHALL CONFORM TO PORTSMOUTH WATER AND SEWER DEPARTMENT STANDARDS.
5. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL PERMIT CONDITIONS AND REQUIREMENTS.
6. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
7. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ARCHITECT.
8. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
9. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

P5295

ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335

ISSUED FOR: CONNECTION PERMIT

ISSUE DATE: MAY 31, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	MBS	04/22/22
1	PERMIT APPLICATION	MBS	05/31/22

DRAWN BY: MBS
APPROVED BY: CDB
DRAWING FILE: 5295-SITE.DWG

SCALE: 22"x34" 1" = 10'
11"x17" 1" = 20'

OWNER/APPLICANT:

LUCAS MICHELIN
115 WALTON ROAD
NEWCASTLE, NH

PROJECT:

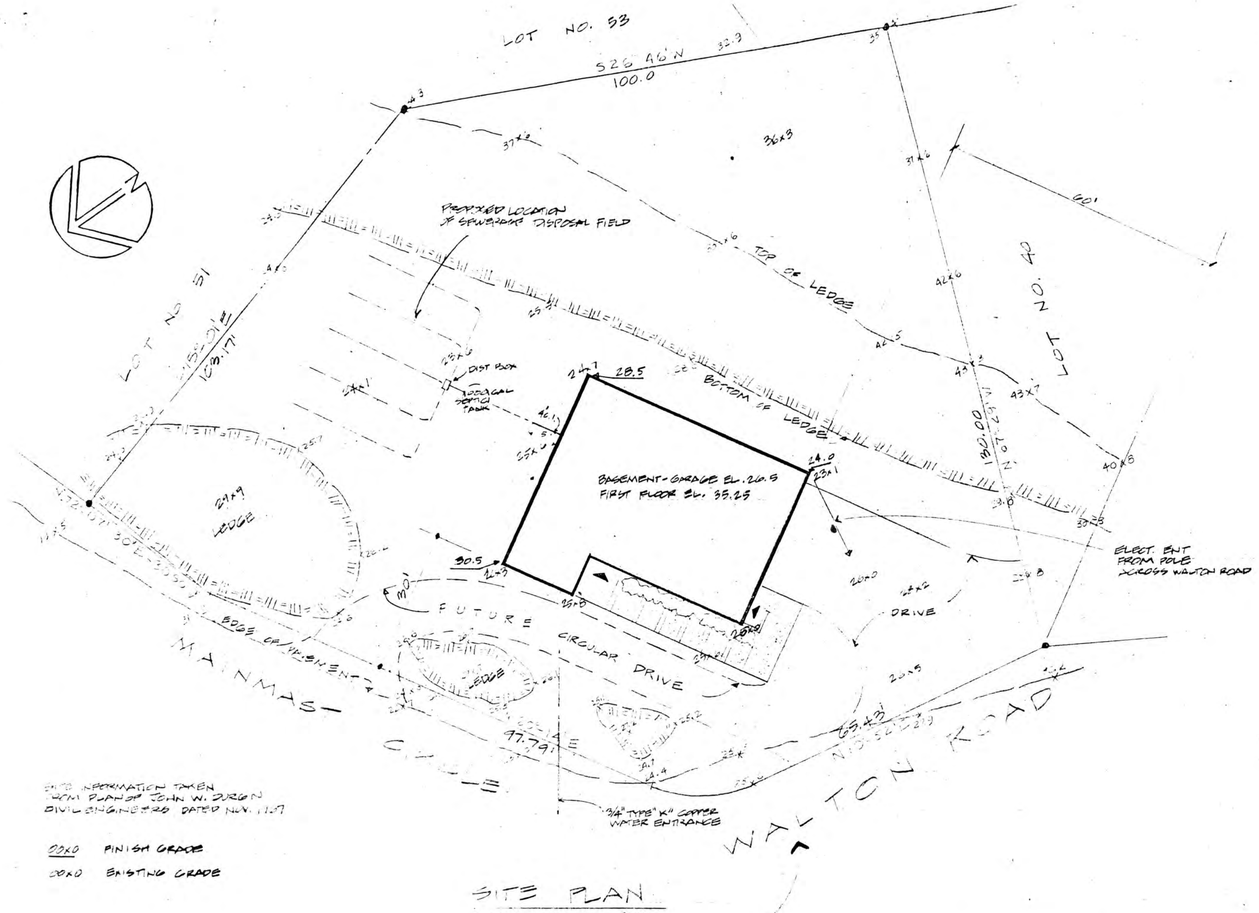
115 WALTON ROAD
SEWER CONNECTION
TAX MAP 09
LOT 08
WALTON ROAD
NEWCASLTE, NH

TITLE:

SITE PLAN

SHEET NUMBER:

C-1



SITE INFORMATION TAKEN FROM PLAN OF JOHN W. DURGIN CIVIL ENGINEERING DATED NOV. 1967

20x0 FINISH GRADE

20x0 EXISTING GRADE

SITE PLAN

1 INCH = 15 FEET

BENCH MARK IS NAIL IN PINE TREE TO RIGHT OF LEDGE EL. 24.00

ROOM FINISH SCHEDULE

ROOM DESIGNATION / MATERIAL DESIGNATION	FLOOR					BASE				WALLS						CEILING	CEILING HEIGHT	REMARKS
	CONCRETE	CONCRETE W/HARDENER	VINYL-ASBESTOS TILE	CERAMIC MOSAIC TILE	MARBLE	CONCRETE	4" RESILIENT COVE	CERAMIC TILE	WALNUT VENEER PANELING INSTALLED PER SPECIFICATIONS	CERAMIC TILE	CONCRETE	MASONRY BUILT IN 8"	WOOD CABINETS	CEDAR CLOSETS	GYPSUM BOARD ON STRAPPING		
1 FOYER					⑤				⑤			⑤			○	8'-10"	
2 BED ROOM					⑤				⑤			⑤			○	8'-10"	ALL TRIM AND MOULDINGS TO MATCH WALNUT PANELING CARPET FLOOR BY OWNER
3 BATH					⑤		⑤			○	⑤				○	8'-10"	
4 BED ROOM					⑤				⑤			⑤			○	8'-10"	ALL TRIM ALL MOULDINGS TO MATCH WALNUT PANELING CARPET FLOOR BY OWNER
5 DINING-LIVING					⑤				⑤			⑤			○	8'-10"	
6 KITCHEN					⑤				⑤			⑤	⑤		○	8'-10"	
7 FAMILY					⑤				⑤			⑤			○	8'-10"	
8 TOILET					⑤		⑤			○					○	8'-10"	
9 ENTR. HALL										⑤					○	VARIES	
10 GARAGE	⑤										⑤				○	7'-0"	
11 ENTER. RM.	⑤										⑤				○	7'-0"	
12 STORAGE	⑤										⑤				○	7'-0"	

⑤ MATERIAL EITHER PREFINISHED OR TO REMAIN UNFINISHED.
○ MATERIALS TO RECEIVE A PAINTERS FINISH.

LEGEND OF SYMBOLS

- CONCRETE
- NEW STUD PARTITION
- ROUGH WOOD
- INSULATION
- COMPACTED GRAVEL FILL
- EARTH
- FINISH WOOD
- STEEL
- BRICK
- MARBLE
- PLASTER
- GYPSUM BOARD
- DETAIL CUT ON ONE SHEET AND SHOWN ON ANOTHER; DETAIL NO. ON TOP; SHEET NO. ON BOTTOM
- DETAIL CUT AND SHOWN ON SAME SHEET; "H" FOR HORIZONTAL CUTS; "V" FOR VERTICAL
- BUILT-IN VACUM CLEANER

SCHEDULE OF DRAWING

DRW'G NO.	TITLE
A-1	SITE PLAN & LEGENDS
A-2	BASEMENT PLAN & DETAILS
A-3	FLOOR & ROOF PLANS
A-4	ELEVATIONS
A-5	BUILDING SECTION & DETAILS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD

REGISTERED ARCHITECT DONALD T. DENNIS No. 578 STATE OF NEW HAMPSHIRE

SITE PLAN & LEGENDS

RESIDENCE FOR

Mrs. GARDO MACRELLIS

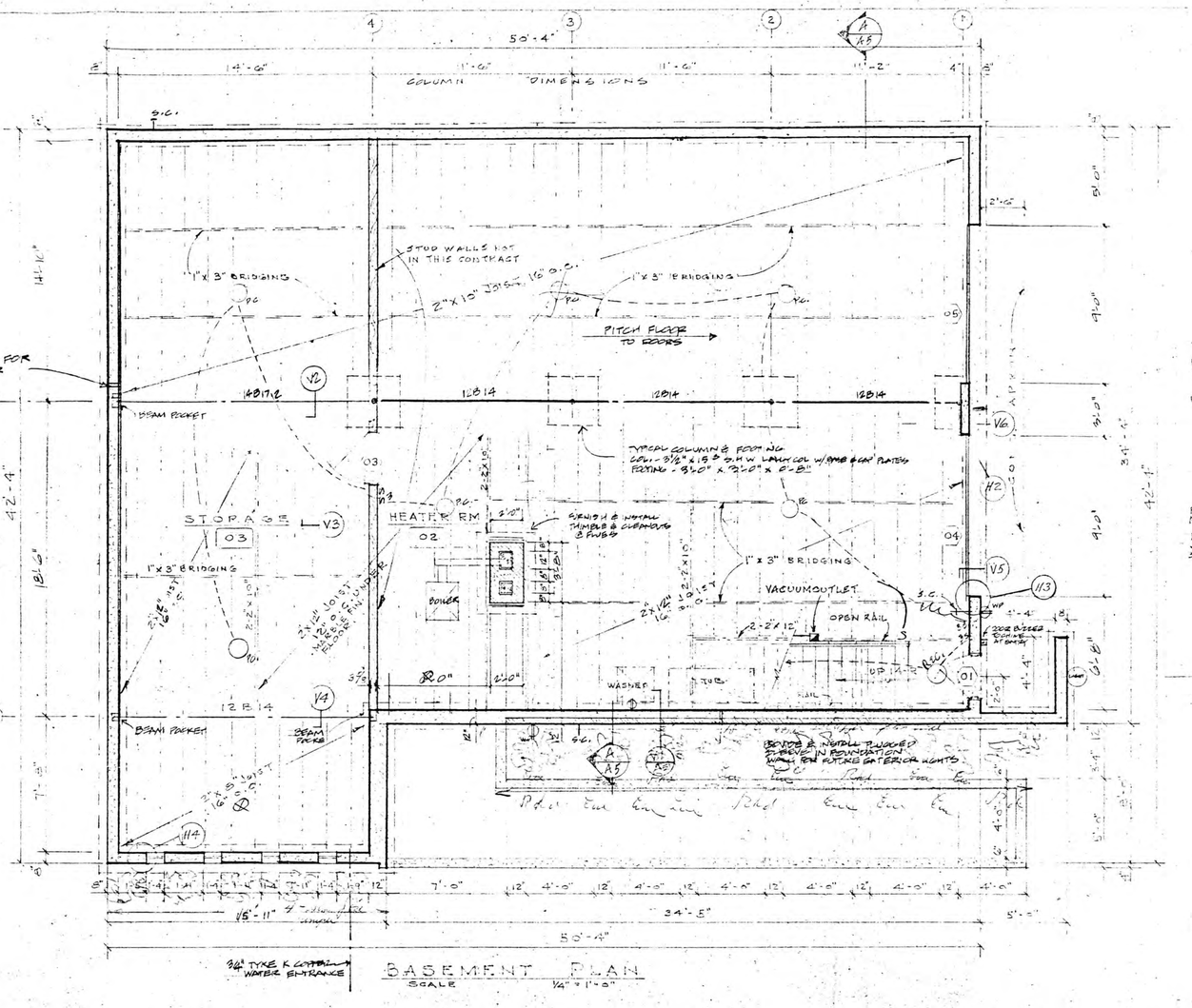
RYE'S HILL - PLAISTOW, N.H.

SCALE 1" = 10'-0" DATE JULY 1967 A1

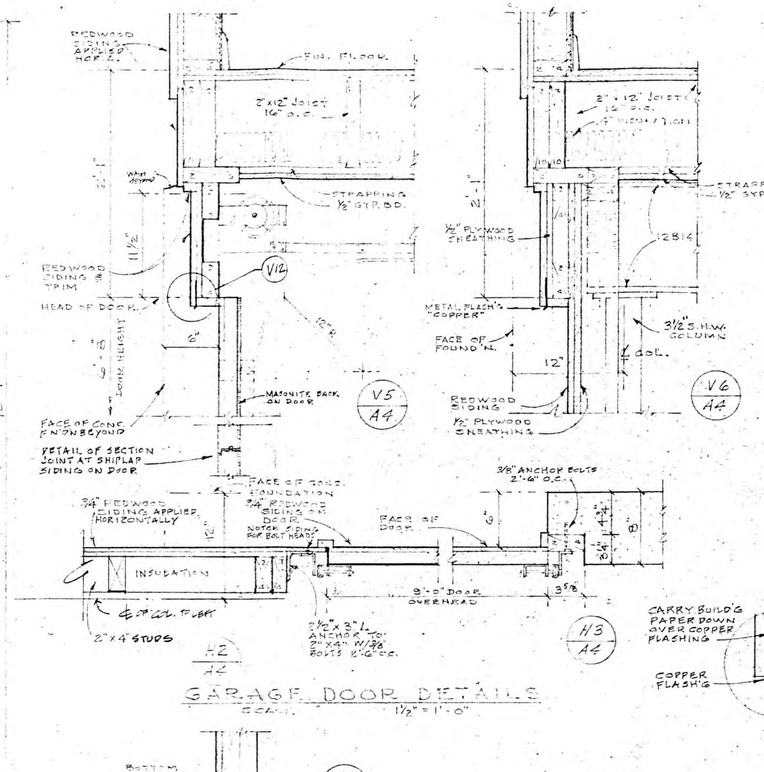
DONALD T. DENNIS AIA ARCHITECT

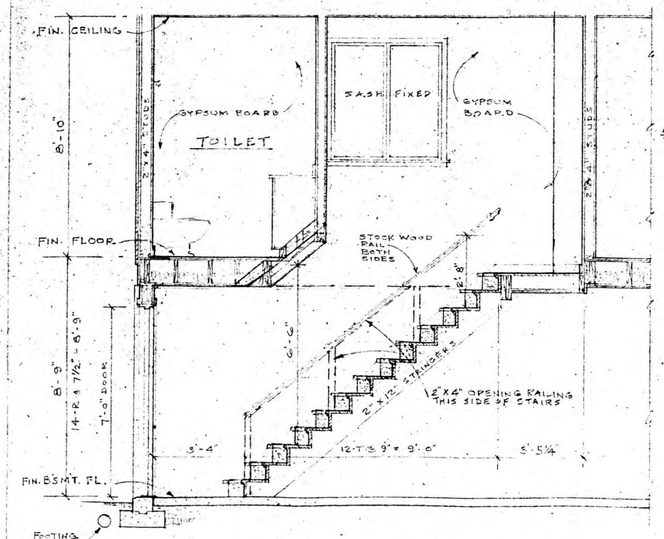
[illegible] STATE STREET, PORTSMOUTH, N.H.

SET NO. 1

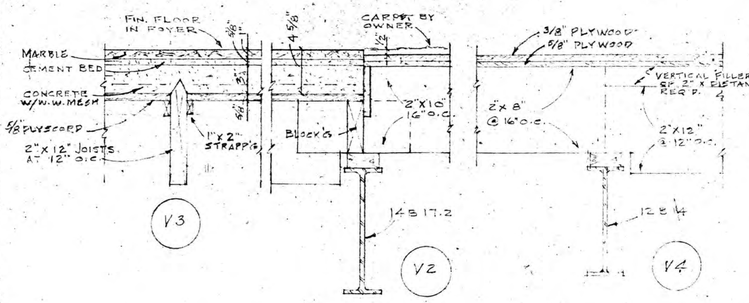


BASEMENT PLAN
SCALE 1/4" = 1'-0"

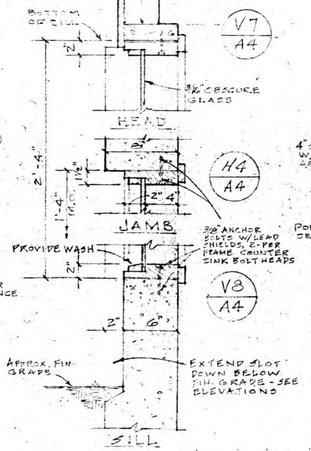


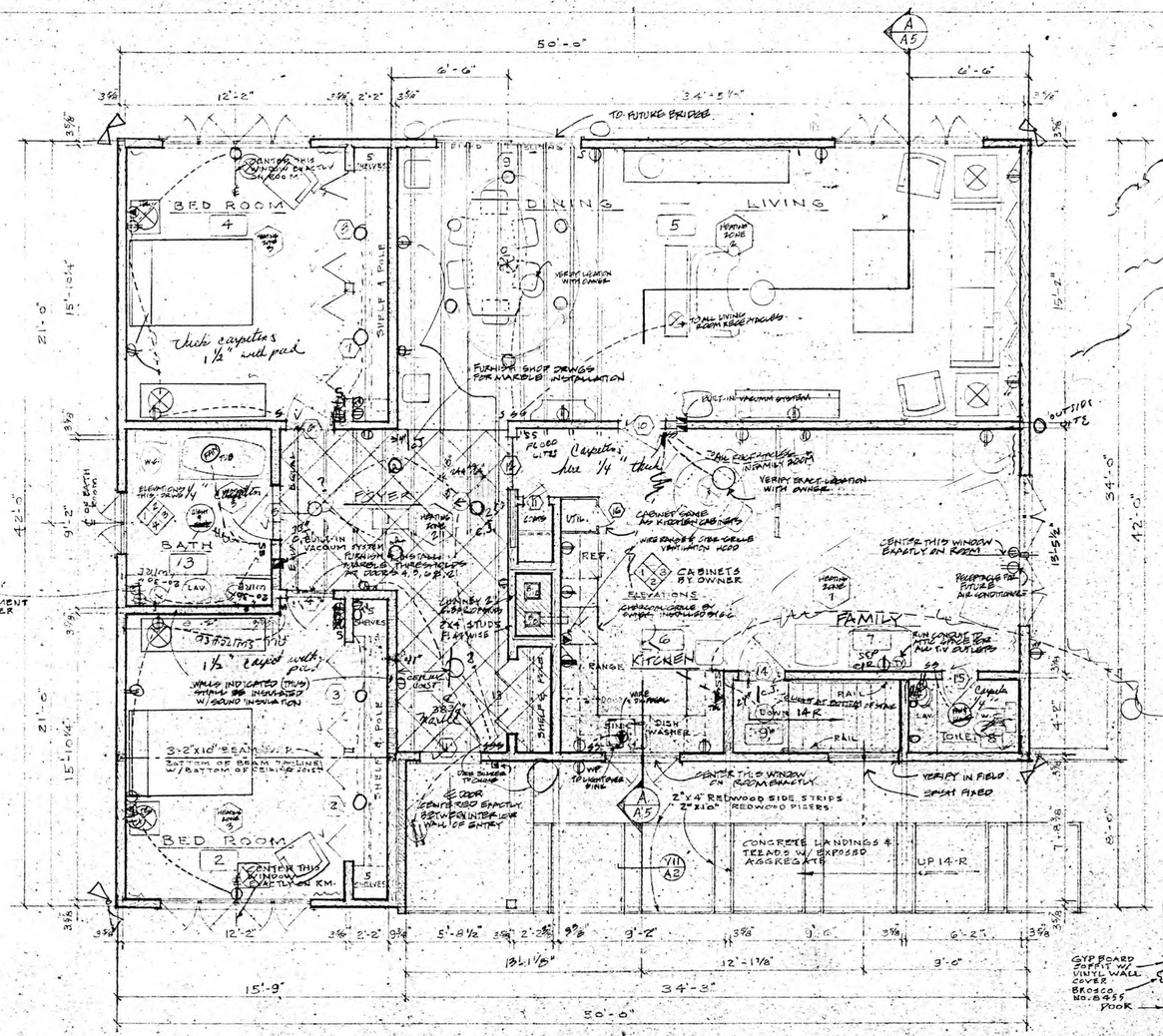


SECTION AT STAIRWELL
SCALE 3/8" = 1'-0"



BEAM DETAILS
SCALE 1½" = 1'-0"


BOTTOM OF SILL
V7 A4
3/4" OBSCURE GLASS
HEAD
2"x4"
2"
2"
2

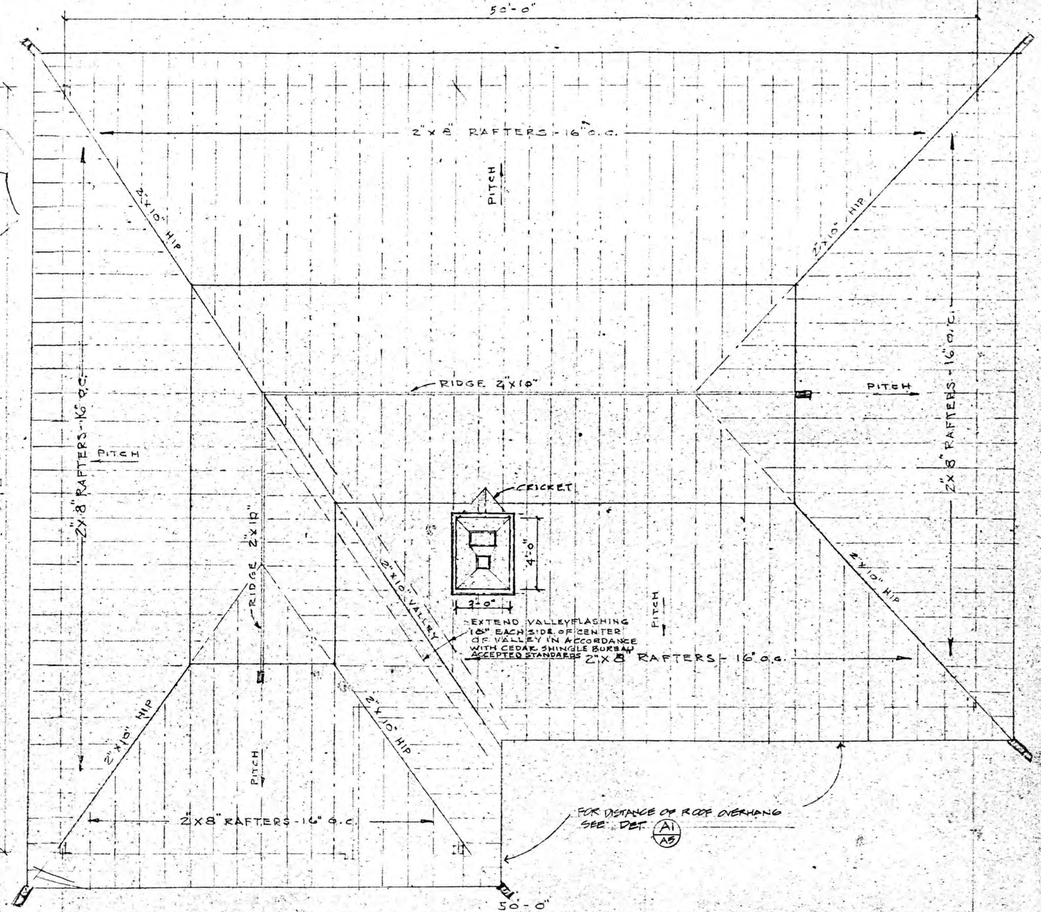


FLOOR PLAN

SCALE ⅛" = 1'-0"

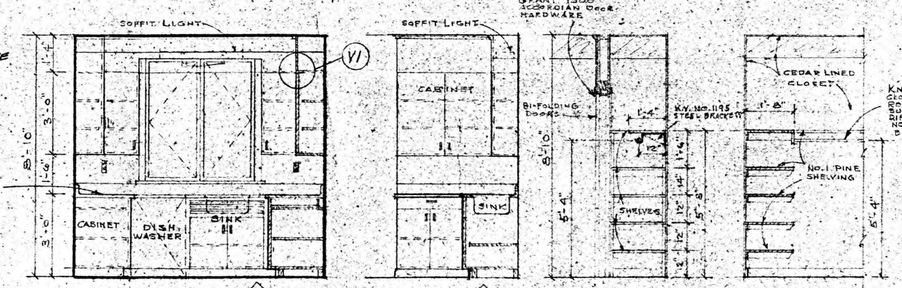
NOTE: MINIMUM OF 100 AMP ELECTRIC ENTRANCE

NOTE: KITCHEN CABINETS TO BE PRE-FINISHED & SUPPLIED BY OWNER.


50'-0"
2"X8" RAFTERS - 16" O.C.
PITCH
2"X10" HIP
RIDGE 2"X10"
2"X8" RAFTERS - 16" O.C.
CRICKET
4'-0"
3'-0"
EXTEND VALLEY FLASHING 18" EACH SIDE OF CENTER OF VALLEY IN ACCORDANCE WITH CEDAR SHINGLE BUREAU ACCEPTED STANDARDS
2"X10" VALLEY
2"X8" RAFTERS - 16" O.C.
2"X8" RAFTERS - 16" O.C.
FOR DISTANCE OF ROOF OVERHANG SEE DET. A1/A5
GYP BOARD SOFFIT W/ VINYL WALL COVERS BROSCO NO. 8565 BOOK
VI
50'-0"

ROOF PLAN

SCALE ⅛" = 1'-0"



ELEVATION 2 — ELEV. 3

KITCHEN ELEVATIONS

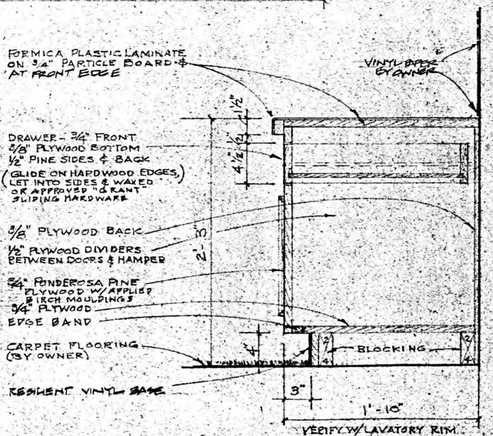
SCALE ⅜" = 1'-0"

NOTE: FOR ELEVATION NO. 1 SEE DRWG. NO. A5

SECTION — ELEV.

TYPICAL WARDROBE DETAILS FOR BEDROOMS NOS. 2 & 4

SCALE ⅜" = 1'-0"

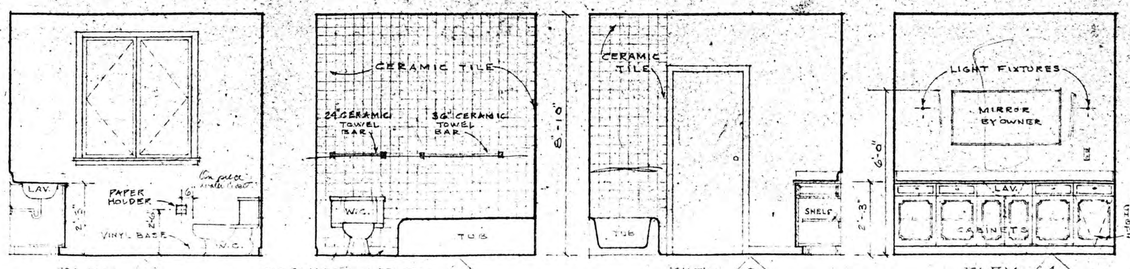

FORMICA PLASTIC LAMINATE ON ¾" PARTICLE BOARD AT FRONT EDGE
VINYL BASE BY OWNER
DRAWER - ¾" FRONT
⅜" PLYWOOD BOTTOM
½" PINE SIDES & BACK
(GLIDE ON HARDWOOD EDGES) (LET INTO SIDES & WAXED OR APPROVED "O KANT SLIDING HARDWARE
⅜" PLYWOOD BACK
½" PLYWOOD DIVIDERS BETWEEN DOORS & HAMPER
¾" PONDEROSA PINE PLYWOOD W/ APPLIED 3 INCH MOULDINGS
¾" PLYWOOD EDGE BAND
CARPET FLOORING (BY OWNER)
RESILIENT VINYL BASE
BLOCKING
3"
1'-10"
VERIFY W/ LAVATORY RIM

BATH No. 3 CABINET DETAILS

SCALE 1½" = 1'-0"

DOOR SCHEDULE

No.	WIDTH	HEIGHT	THICKNESS	TYPE OR PATTERN	THRESHOLD & WEATHERSTRIP	REMARKS
1	3'-6"	8'-0"	1¾"	SOLID CORE M-4416	YES	ZERO THRESHOLD #72 BRONZE W/#25 FLEXIBLE HOOK & #25 B.&S. GAUGE BRONZE AT HEAD & JAMES.
2	4'-1"-6"	6'-6"	1⅜"	M-4FD-1000	NO	APPLY WALNUT VENEER ON FACE OF DOORS - RM. SIDE
3	4'-1"-6"	6'-6"	1⅜"	M-4FD-1000	NO	APPLY WALNUT VENEER ON FACE OF DOORS - RM. SIDE
4	2'-8"	6'-8"	1⅜"	SOLID CORE M-4416	MARBLE	
5	2'-8"	6'-8"	1⅜"	SOLID CORE M-4416	MARBLE	
6	2'-8"	6'-8"	1⅜"	SOLID CORE M-4416	MARBLE	
7	4'-1"-6"	6'-6"	1⅜"	M-4FD-1000	NO	APPLY WALNUT VENEER ON FACE OF DOORS - RM. SIDE
8	4'-1"-6"	6'-6"	1⅜"	M-4FD-1000	NO	APPLY WALNUT VENEER ON FACE OF DOORS - RM. SIDE
9	4'-0" PR.	6'-8⅝"	—	X-0	YES	ALUMINUM SLIDING DOOR BY ALUMICGLASS CORP. WORCESTER, MASS. W/INSULATED GLASS OR EQUAL
10	2'-8"	6'-8"	1⅜"	SOLID CORE M-4416	NO	
11	1'-2"	6'-8"	1⅜"	HOLLOW CORE M-1000	NO	
12	2'-8"	6'-8"	1⅜"	SOLID CORE M-4416	MARBLE	SLIDING DOOR BY ALUMICGLASS CORP. WORCESTER, MASS OR EQUAL
13	4'-1"-0"	6'-6"	1⅜"	M-4FD-1000	NO	APPLY WALNUT VENEER ON FACE OF DOORS - RM. SIDE
14	2'-6"	6'-8"	1⅜"	SOLID CORE M-4416	NO	
15	2'-0"	6'-8"	1⅜"	SOLID CORE M-4416	NO	
16	1'-4"	6'-8"	¾"	TO MATCH CABINETS	NO	
01	2'-8"	6'-8"	1¾"	SOLID CORE M-4416 - M-P	YES	THRESHOLD & WEATHERSTRIP SAME AS DOOR NO. 1
			1½"	SOLID CORE M-4416	NO	
			1⅜"	SOLID CORE M-4416	NO	



ELEV. 1 — ELEV. 2 — ELEV. 3 — ELEV. 4

BATH ROOM ELEVATIONS

SCALE ⅜" = 1'-0"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD

REGISTERED ARCHITECT — DONALD T. DENNIS No. 309 — THE STATE OF NEW HAMPSHIRE

REVISIONS

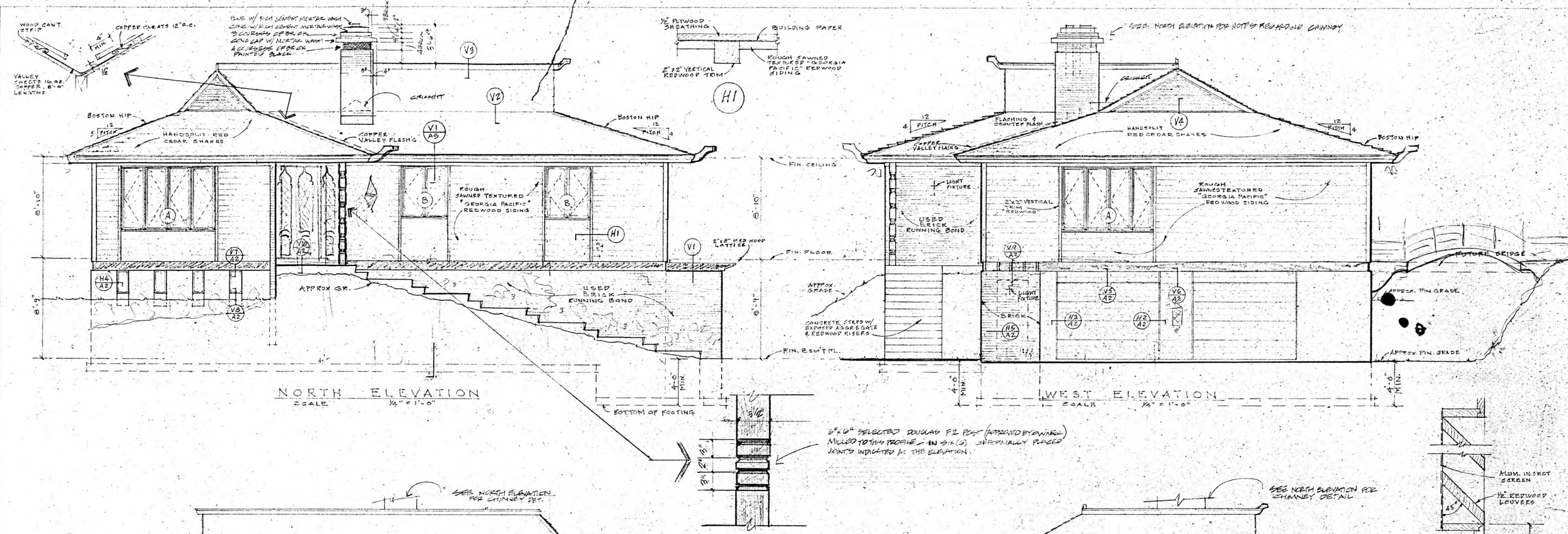
FLOOR & ROOF PLANS

RESIDENCE FOR MR. GARDO MACRELLI

BOSN'S HILL - NEWCASTLE N.H.

SCALE	DATE	FILE NO.	DRWG. NO.
¼" = 1'-0"	10/6/67	6720	A3

DONALD T. DENNIS AIA
ARCHITECT
414 STATE STREET, PORTSMOUTH,



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD

WINDOW SCHEDULE

DESIGNATION	ANDERSEN - TYPE	MATERIAL	SASH OPNG HEIGHT	SASH OPNG WIDTH	GLAZING	SCREENS	REMARKS
A	CASEMENT - W4N5	WOOD	5'-2 5/8"	1'-11 1/4"	WELDED INSULATED	YES	ROTO-LOCK HARDWARE
B	CASEMENT - W2N4	WOOD	4'-2 3/8"	3'-10 3/4"	WELDED INSULATED	YES	ROTO-LOCK HARDWARE

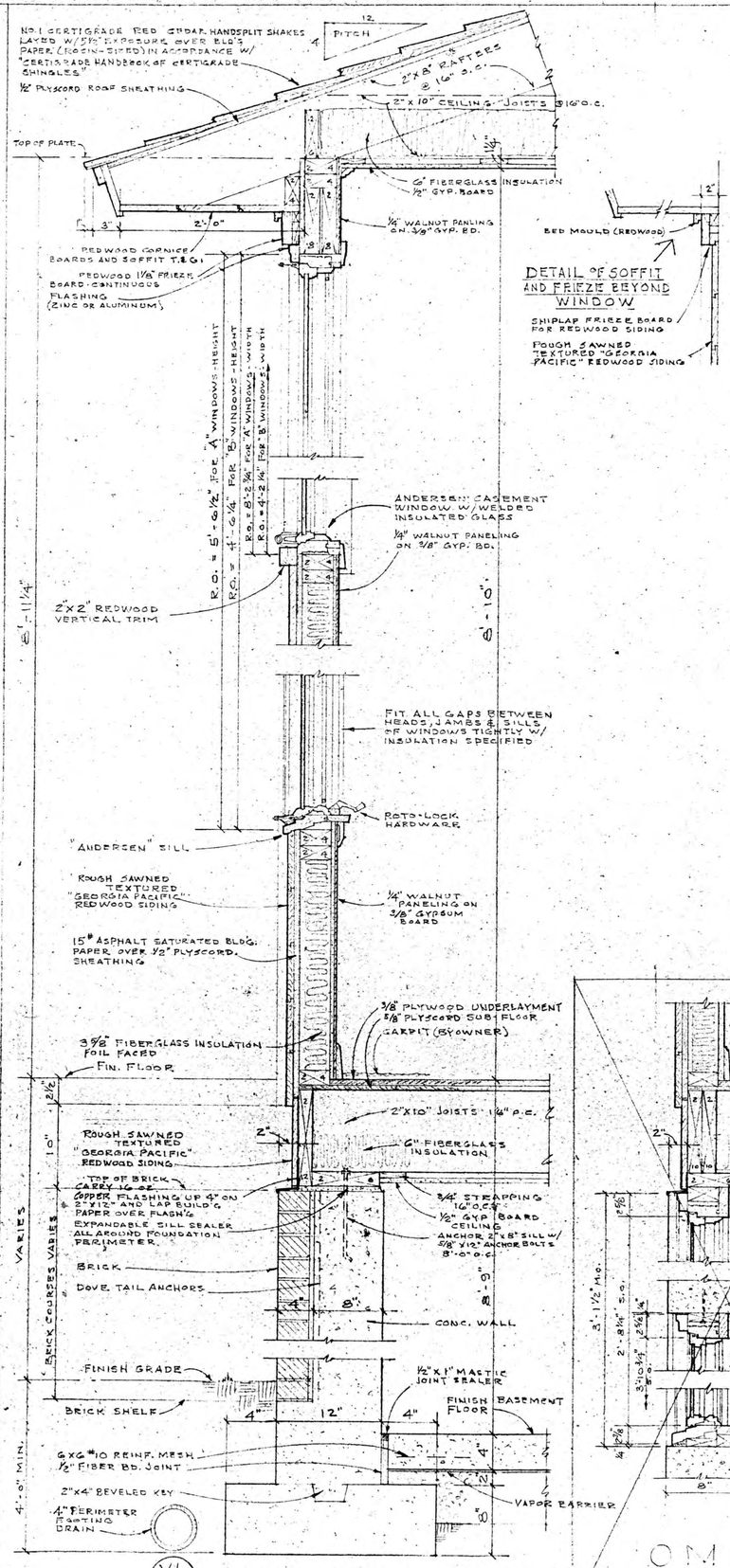
REVISIONS

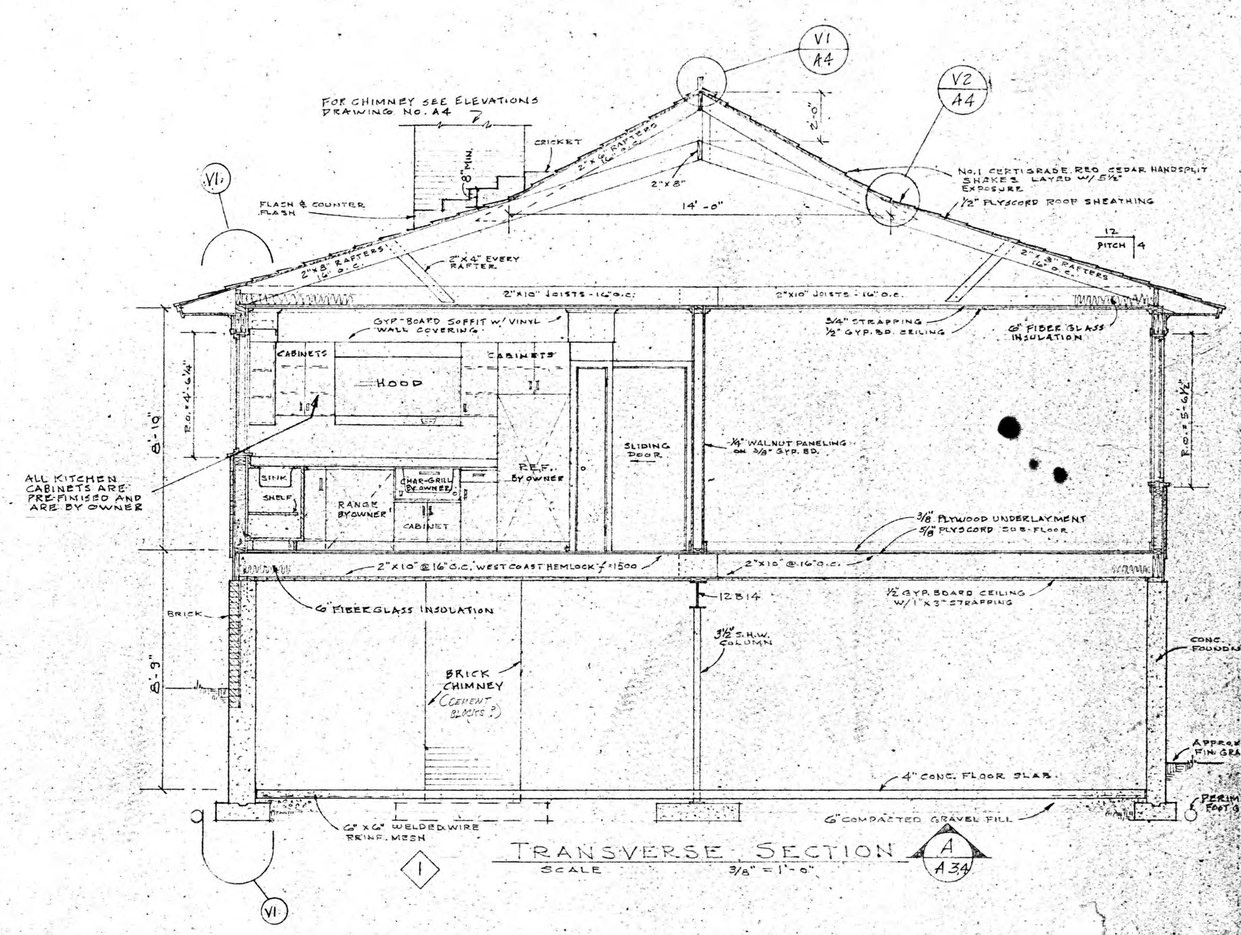
REGISTERED ARCHITECT
DONALD T. DENNIS No. 303
THE STATE OF NEW HAMPSHIRE

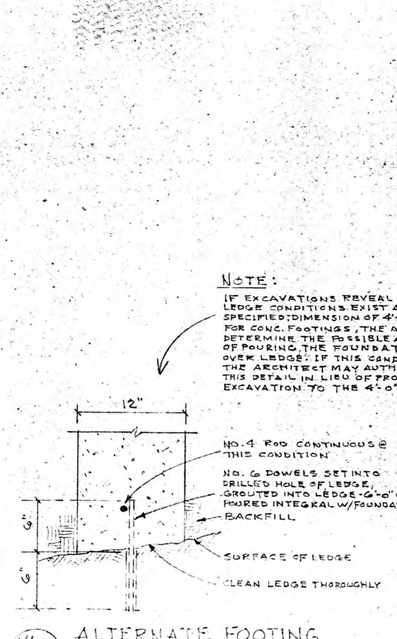
ELEVATIONS
RESIDENCE FOR
MR. GARDO MACRELLI
305 N'S HILL - NEWCASTLE, N.H.

SCALE	DATE	FILE NO.	DRW'G. NO.
1/4" = 1'-0"	10-16-67	6720	A-1

DONALD T. DENNIS AIA
ARCHITECT
414 STATE STREET, PORTSMOUTH, N. H.


No. 1 CERTIGRADE RED CEDAR HANDSPLIT SHAKES LAYED W/ 5½" EXPOSURE OVER BLD'G PAPER (ROSIN-SIZED) IN ACCORDANCE W/ "CERTIGRADE HANDBOOK OF CERTIGRADE SHINGLES"
½" PLYSCORD ROOF SHEATHING
PITCH 12
2"X8" RAFTERS @ 16" O.C.
2" x 10" CEILING JOISTS @ 16" O.C.
TOP OF PLATE
6" FIBERGLASS INSULATION
½" GYP. BOARD
⅛" WALNUT PANLING ON ⅜" GYP. BD.
REDWOOD CORNICE BOARDS AND SOFFIT T.&G.
REDWOOD 1⅛" FRIEZE BOARD CONTINUOUS
FLASHING (ZINC OR ALUMINUM)
3'-0"
2'-10"
BED MOULD (REDWOOD)
DETAIL OF SOFFIT AND FRIEZE BEYOND WINDOW
SHIPLAP FRIEZE BOARD FOR REDWOOD SIDING
ROUGH SAWNED "TEXTURED "GEORGIA PACIFIC" REDWOOD SIDING
R.O. = 5'-6½" FOR "A" WINDOWS - HEIGHT
R.O. = 4'-6½" FOR "B" WINDOWS - HEIGHT
R.O. = 8'-2¾" FOR "A" WINDOWS - WIDTH
R.O. = 4'-2¾" FOR "B" WINDOWS - WIDTH
ANDERSEN CASEMENT WINDOW W/ WELDED INSULATED GLASS
⅛" WALNUT PANELING ON ⅜" GYP. BD.
2"X2" REDWOOD VERTICAL TRIM
6'-10"
FIT ALL GAPS BETWEEN HEADS, JAMBS & SILLS OF WINDOWS TIGHTLY W/ INSULATION SPECIFIED
ROTO-LOCK HARDWARE
"ANDERSEN" SILL
ROUGH SAWNED TEXTURED "GEORGIA PACIFIC" REDWOOD SIDING
15# ASPHALT SATURATED BLDG. PAPER OVER ½" PLYSCORD SHEATHING
⅛" WALNUT PANELING ON ⅜" GYPSUM BOARD
⅜" PLYWOOD UNDERLAYMENT
⅝" PLYSCORD SUB-FLOOR
CARPET (BY OWNER)
3⅝" FIBERGLASS INSULATION FOIL FACED
FIN. FLOOR
2"X10" JOISTS 16" O.C.
6" FIBERGLASS INSULATION
¾" STRAPPING 16" O.C.
½" GYP. BOARD CEILING
ANCHOR 2"X8" SILL W/ ⅝" Ø 12" ANCHOR BOLTS 8'-0" O.C.
TOP OF BRICK CARRY 16 OZ COPPER FLASHING UP 4" ON 2"X12" AND LAP BUILD'G PAPER OVER FLASH'G
EXPANDABLE SILL SEALER ALL AROUND FOUNDATION PERIMETER
BRICK COURSES VARIES
BRICK
DOVE TAIL ANCHORS
CONC. WALL
FINISH GRADE
BRICK SHELF
½"X1" MASTIC JOINT SEALER
FINISH BASEMENT FLOOR
6"X6" #10 REINF. MESH
½" FIBER BD. JOINT
2"X4" BEVELED KEY
4" PERIMETER FOOTING DRAIN
VAPOR BARRIER
4'-0" MIN.
8'-11¼"
VI A2,3,4
TYPICAL BUILDING SECTION
SCALE 1½" = 1'-0"
HI A2,4
OMIT




NOTE:
IF EXCAVATIONS REVEAL & DETERMINE LEDGE CONDITIONS EXIST ABOVE THE MIN. SPECIFIED DIMENSION OF 4'-0" BELOW GRADE FOR CONC. FOOTINGS, THE ARCHITECT WILL DETERMINE THE POSSIBLE AUTHORIZATION OF POURING THE FOUNDATIONS DIRECTLY OVER LEDGE. IF THIS CONDITION EXISTS, THE ARCHITECT MAY AUTHORIZE TO USE THIS DETAIL IN LIEU OF PROCEEDING W/ EXCAVATION TO THE 4'-0" MIN.
12"
NO. 4 ROD CONTINUOUS @ THIS CONDITION
NO. 6 DOWELS SET INTO DRILLED HOLE OF LEDGE, GROUTED INTO LEDGE 6'-0" O.C. POURED INTEGRAL W/ FOUNDATION
BACKFILL
SURFACE OF LEDGE
CLEAN LEDGE THOROUGHLY
6"
VI A A2,3,4
ALTERNATE FOOTING DETAIL AT LEDGE CONDITIONS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD

REGISTERED ARCHITECT — DONALD T. DENNIS No. 303 — THE STATE OF NEW HAMPSHIRE

BUILDING SECTION & DETAILS

RESIDENCE FOR

MR. GARDO MACRELLI

BOSN'S HILL - NEWCASTLE, N.H.

SCALE	DATE	FILE NO.	DRW'G NO.
3/8" = 1'-0" 1½" = 1'-0"	10-16-67	6720	A5

REVISIONS

DONALD T. DENNIS AIA
ARCHITECT
414 STATE STREET, PORTSMOUTH, N. H.